

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE
N/S Greenspring Valley Road
55 ft. (+/-) W. of Nacarima Lane
1718 Greenspring Valley Road
3rd Election District
3rd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-458-SPHA

Nelson H. and Lee M. Hendler
Petitioners

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above captioned matter originally came before the Zoning Commissioner as a Petition for Special Hearing and Petition for Zoning Variance for that subject property known as 1718 Greenspring Valley Road. By my Findings of Fact and Conclusions of Law dated August 25, 1992, the requested relief was granted, with restrictions.

Subsequent to the issuance of that Order, it has come to my attention that my written decision incorrectly states, in part, the relief requested. In fact, a review of the file discloses that both an amended Petition for Variance and amended Petition for Special Hearing were filed by the Petitioner. The amendments, although insignificant in comparison with the entire relief sought, need be addressed in order for the Petitioner to develop the site, as proposed.

The first amendment relates to the Petition for Special Hearing. In addition to the relief requested and granted in my prior Order, the Petitioner also seeks permission to relocate the doctor's office on site from its current location at building No. 6 to lot No. 1. As justification, therefore, the Petitioner offered testimony that placement of both the doctor's office building and clinic building in the same lot would provide a more consistent scheme of development. Further, relocation of

the doctor's office building would facilitate movement of patients between the clinic and doctor's office. For these reasons, I am persuaded that the relief sought in the Amended Petition for Special Hearing should be granted and will so order.

The second amendment relates to the Petition for Variance. Relocation of the doctor's office to a location near the clinic building requires a variance as it relates to distance between buildings. Specifically, the Petitioner seeks a variance to permit a distance between buildings of 45 ft., in lieu of the required 70 ft. Further, since the doctor's office building will not be an accessory structure, the Petitioner, by his amendment, has deleted that portion of the Petition for Variance requesting a height variance for an accessory structure. As is the case with the special hearing, the requested relief under the amended variance is shown on Petitioner's Exhibit No. 1 and is justified for the same reasons. Thus, my prior Order shall be amended as set forth above.

NOW, THEREFORE, it is ordered by the Zoning Commissioner for Baltimore County this 22nd day of September, 1992 that the Findings of Fact and Conclusions of Law rendered on August 25, 1992 be and is hereby amended; and,

IT IS FURTHER ORDERED that the Amended Petition for Special Hearing shall be granted so as to permit the Petitioner to relocate the doctor's office from building No. 6 to lot No. 1, as shown on the site plan (Petitioner's Exhibit No. 1); and

IT IS FURTHER ORDERED that the Petition for Zoning Variance shall be amended and is hereby granted to permit a distance of 45 ft. between

buildings (relocated doctor's office and clinic building) in lieu of the required 70 ft.; and,

IT IS FURTHER ORDERED that the prior Order dated August 25, 1992 is hereby amended to delete the variance granted to permit an accessory structure with a height of 30 ft., in lieu of the required 15 ft., in that same request is moot; and,

IT IS FURTHER ORDERED that in all other respects, except as expressly set forth herein, the Findings of Fact and Conclusions of Law issued August 25, 1992 be and is hereby ratified, adopted and incorporated herein; and,

IT IS FURTHER ORDERED that any appeal from this Amended Order must be filed within thirty days from the date hereof in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 9/22/92
By Sh. Gorch

MICROFILMED

-2-

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE
N/S Greenspring Valley Road
55 ft. (+/-) W. of Nacarima Lane
1718 Greenspring Valley Road
3rd Election District
3rd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-458-SPHA

Nelson H. and Lee M. Hendler
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Special Hearing and a Petition for Zoning Variance, filed by Nelson H. and Lee M. Hendler, property owners of the subject site located at 1718 Greenspring Valley Road in the Stevenson section of Baltimore County. As to the Petition for Special Hearing, the property owners seek approval of a reduction of the area of the property for which a special exception was previously granted in zoning cases Nos. 70-116-X, 80-164-X and 85-158-SPH. Those cases had approved a special exception for physicians' offices with facilities for 12 patients and residents.

As to the Petition for Zoning Variance, the Petitioners seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (tennis court) on proposed lot No. 2 to be located 0 ft. from the side lot line, in lieu of the required 2-1/2 ft., and to permit an existing accessory structure (garage) with a height of 30 ft., in lieu of the required 15 ft. Further, the Petition for Variance seeks a variance from Sections 409.6 and 409.4A of the B.C.Z.R. to permit 23 parking spaces in lieu of the required 33, and to permit a 16 ft. 2-way drive aisle in lieu of the required 20 ft. It is to be noted that the parking space variance was amended at the public hearing

held for this case to reflect a revision of the number of spaces required and proposed.

The property owner, Nelson H. Hendler, M.D. appeared at the public hearing and was represented by William T. Fitzgerald, Esquire. Also appearing was Alan E. Scoll, a Professional Engineer from the firm of D. S. Thaler and Associates, Inc. Mr. Scoll prepared the site plans to accompany the special hearing and zoning variance Petitions, marked as Petitioners' Exhibits Nos. 1 and 3. Also appearing in support of the Petition was Steven D. Rosen. There were no Protestants present, although Margaret Morrall from the Valleys Planning Council appeared as an interested person.

Evidence and testimony presented at the hearing was that the subject site is approximately 8 acres in area and is split-zoned R.C.2 and R.C.5. Fourteen acres of the parcel are zoned R.C.2 and 4 acres are zoned R.C.5. The site is located in the rural locale of Baltimore County near Stevenson. Vehicular access of the site is by way of Greenspring Valley Road.

Presently, the site is improved by Dr. Hendler's existing office, a parking area to support same, several out-buildings, a pool and a tennis court. Dr. Hendler operates his medical practice on site. That practice, known as the Mensana Clinic, provides in and out patient treatment for patients who suffer with chronic pain, stress and similar disorders. The Clinic enjoys a world-wide reputation as one of the finest facilities of its type. Numerous exhibits were submitted attesting to Dr. Hendler's well deserved reputation. The Clinic is housed in an existing 3 story office facility which is shown on the site plan. As indicated, there are numerous out-buildings which contain apartments. Under the Petitions, the property owners desire to subdivide the property into four (4) distinct lots. Except for the existing three (3) story office/clinic building and several

small buildings which may be relocated, the other outbuildings will be razed. To replace those structures, the property owners propose to construct single family dwellings on the newly created lots. Lot No. 1 will be the biggest lot and will be approximately 8.78 acres in size. It will support the existing three (3) story clinic building and parking facilities therefor. Lot No. 2, which lies to the rear of the property when one faces same from Greenspring Valley Road, will be a residential lot and will be available for sale and construction of a single family dwelling. An existing tennis court will remain on that lot as well as an existing concrete pool. In fact, the tennis court straddles the property line between lots Nos. 1 and 2; hence the need for the variance described above.

Likewise, lot No. 3, which is 2.17 acres and lies to the rear of the subject property, will be available for development for a single family home. Lastly, lot No. 4, which is located immediately adjacent to lot No. 1 on the front of the property, will be used to support a single family dwelling. Lot No. 4 is 4.3 acres in area.

After the proposed reconfiguration and subdivision, the lots will support the same number of residences presently on site. Further, the Petitioners believe that the proposed subdivision will result in a better overall use of the entire tract and promote development in a more orderly fashion.

As to the special hearing, it is requested to reduce the area of the previously approved special exception for the medical clinic from the entire tract to lot No. 1. In that there will be no additional expansion to the clinic building and no material change to the current use, I am persuaded to grant same. It is to be noted that an existing garage may be relocated on lot No. 1 and that proposed relocation will not necessitate any addi-

ORDER RECEIVED FOR FILING
Date 9/22/92
By Sh. Gorch

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Suite 113 Courthouse
400 Washington Avenue
Touson, MD 21204

(410) 887-4386

September 21, 1992

William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, Maryland 21218

RE: Amended Petitions for Special Hearing and Zoning Variance
Nelson H. and Lee M. Hendler, Petitioners
Case No. 92-458-SPHA

Dear Mr. Fitzgerald:

Enclosed please find a copy of the Amended Findings of Fact and Conclusions of Law rendered in the above captioned matter.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

att.

cc: Dr. Nelson H. Hendler

cc: Mr. Alan E. Scoll, D.S. Thaler and Associates

cc: Ms. Margaret Morrall, Valleys Planning Council, Inc.

tional variances. In view of the testimony and evidence presented, I am persuaded that the special hearing should be granted.

As to the variances, the existing placement of the tennis court necessitates the variance from Section 400.1, in that same straddles the lot line. In that this tennis court presently exists, it is clear that this variance should be granted.

As to the parking variances from Sections 409.6 and 409.4, it is, likewise, clear that they should be granted. Testimony and evidence received from the Petitioners were clear that the existing parking is sufficient to handle the needs of the Clinic and the present configuration of the parking lot is acceptable.

Lastly, in the event of the relocation of the garage to lot No. 1, as described hereinabove, a variance between buildings from the required 70 ft. is necessary. This variance which would permit a distance of 45 ft. should, likewise, be granted. Placement of the relocated garage, as proposed, is in keeping with the rural character of this lot.

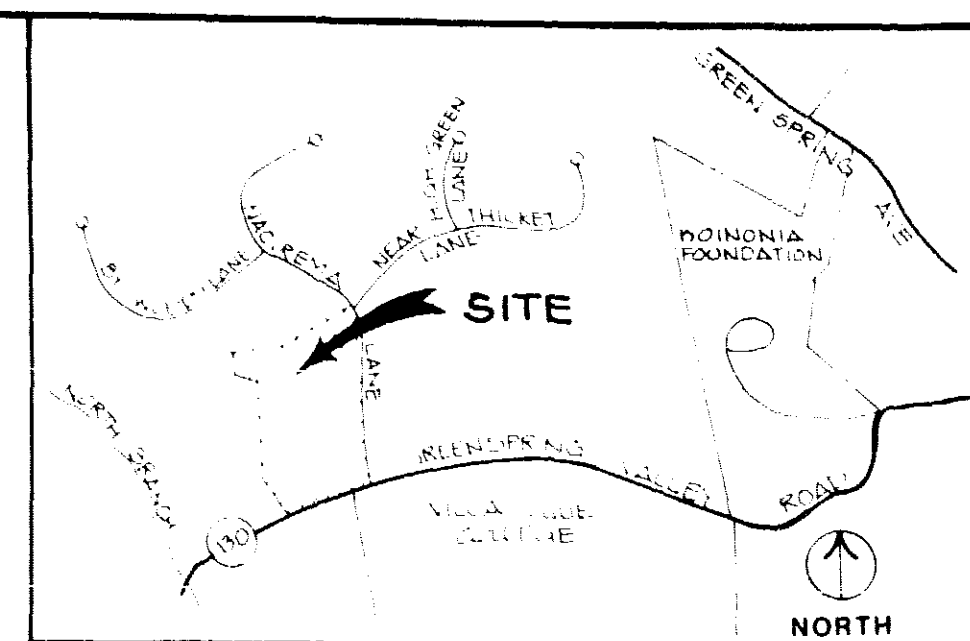
Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

As noted, Ms. Morrall from the Valleys Planning Council, appeared on behalf of her association. She does not object to the special hearing and

ORDER RECEIVED FOR FILING
Date 9/22/92
By Sh. Gorch

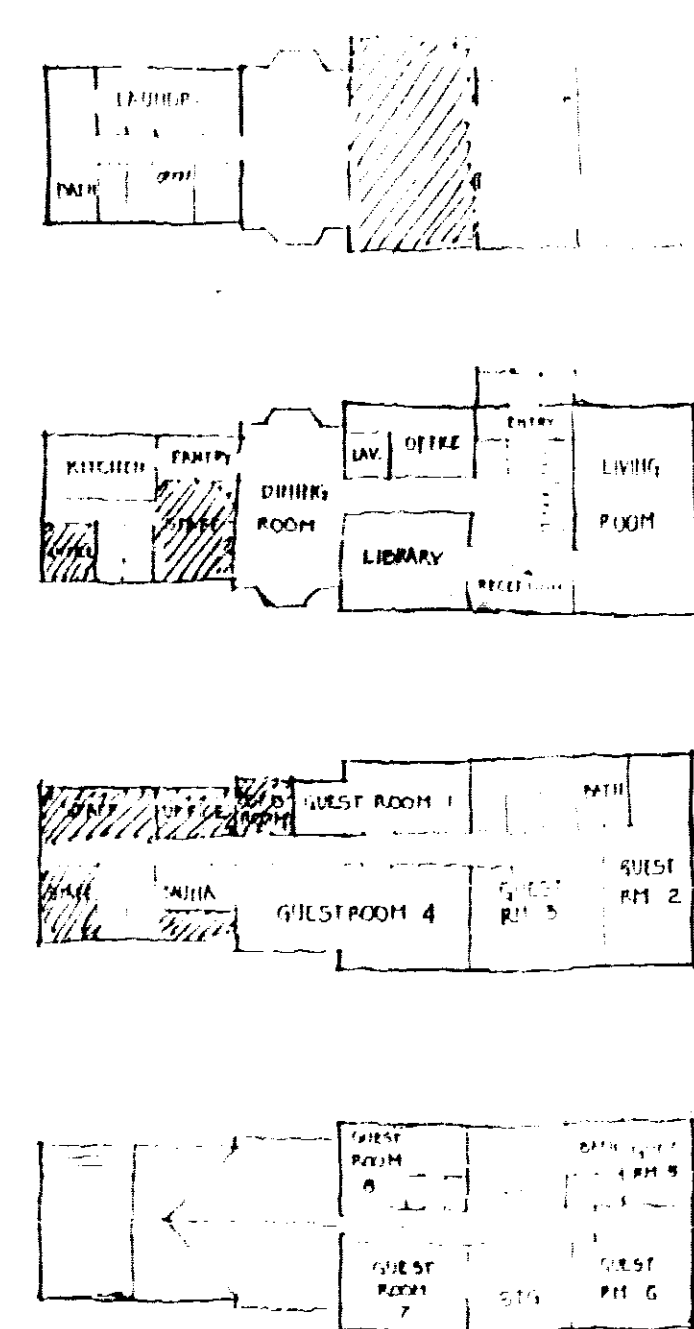
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-4-



GENERAL NOTES :

- [illegible]

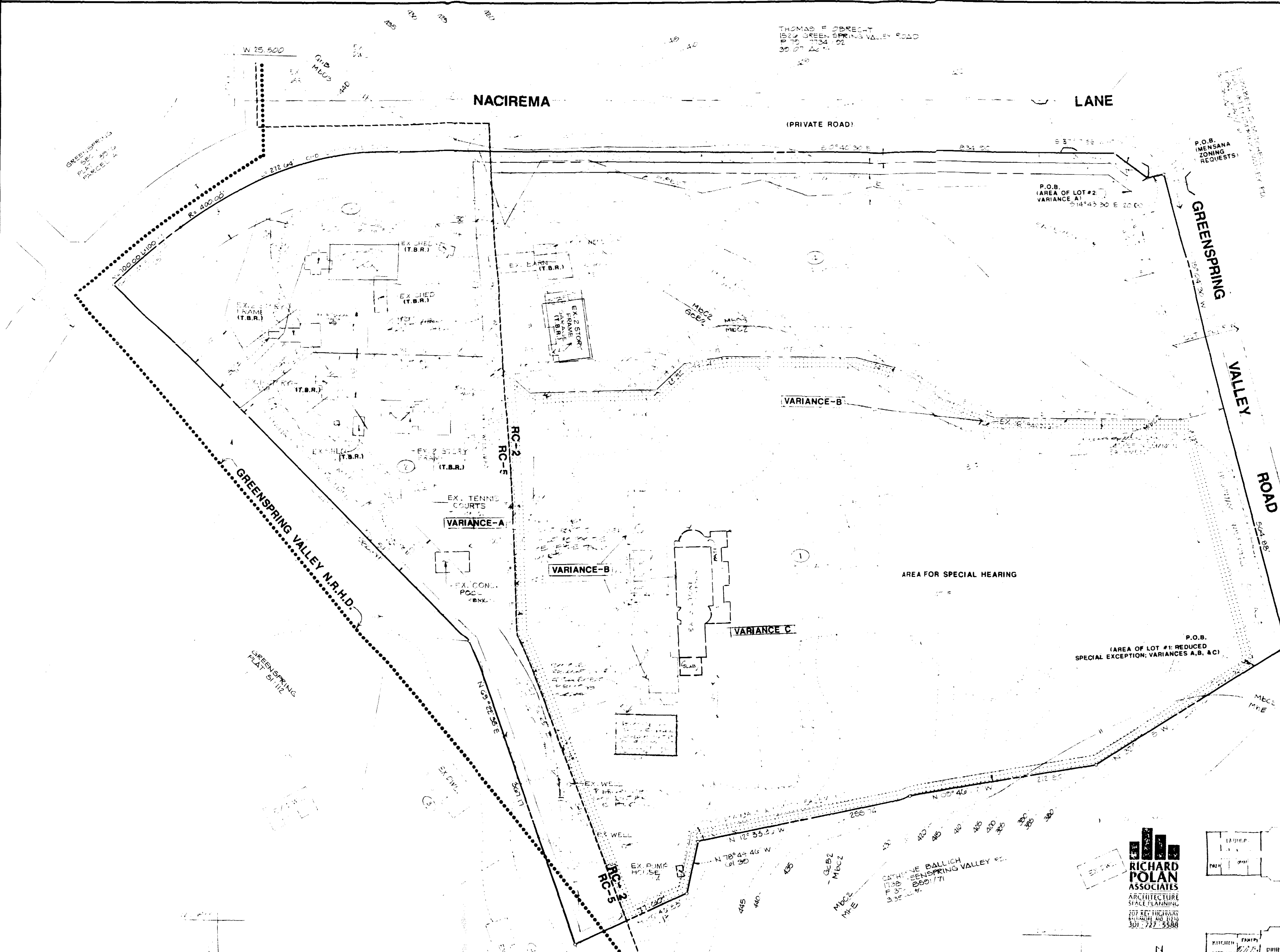


**PETITIONER'S
EXHIBIT** No 1













MICROFILMED

**PLAN TO ACCOMPANY SPECIAL HEARING
& VARIANCE
MENSANA PROPERTY**

718 GREENSPRING VALLEY ROAD
STEVENS ON MD., 21153



LEGEND

	CORPORATE		COLLEGE / JOE		WATER
	ROUND		NOVA		PIRE / HIGHER
	SECRET OCCUPANCY		SANITARY MEMBER		CAMERON
	BOWING LINE		SECRET ORGAN		VERTICAL

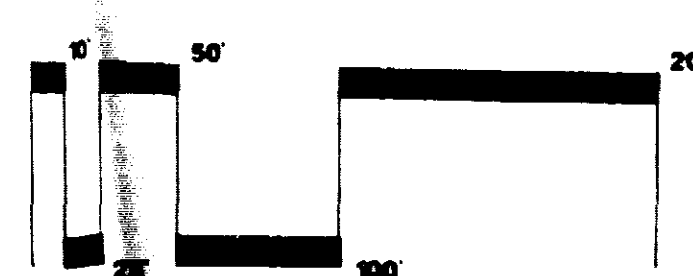
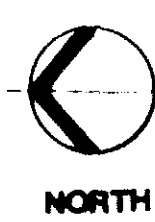
VARIANCES

- A. S.400.1: TO PERMIT ACCESSORY STRUCTURES ON PROPOSED LOTS #1 AND #2 TO BE LOCATED 0' FROM SIDE LOT LINE IN LIEU OF REQUIRED 2.5'.
- B. S.409.6 & S.409.4: TO PERMIT ²³ ~~29~~ PARKING SPACES IN LIEU OF REQUIRED ~~29~~ PARKING SPACES; TO PERMIT A 16' TWO-WAY DRIVE AISLE IN LIEU OF REQUIRED 20'.
- C. S.102.2: TO PERMIT 45' BETWEEN BUILDINGS SETBACK IN LIEU OF THE REQUIRED 70'.

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(410) 944-ENGR (410) 944-3847



REVISION		
NO.	DESCRIPTION	BY/DATE



DATE: MAY 12, 1992

SCALE: T=50'



GRAYS BUILDING SQUARE FEETAGE: 17,160 SQ. FT.

INDICATED OFFICE USE
2975 SECOND FLOOR MENSANA

BALTIMORE COUNTY, MARYLAND

TO: Mr. Edward D. Hordey, Deputy Zoning Commissioner Date: December 11, 1969

FROM: George E. Garvello, Director of Planning

SUBJECT: Petition #70-116-X, North side of Green Spring Valley Road 4930 feet West of Greenmount Avenue. Petition for Special Exception for Boarding Houses for 25 guests.

3rd District

HEARING: Thursday, December 18, 1969 (11:00 A.M.)

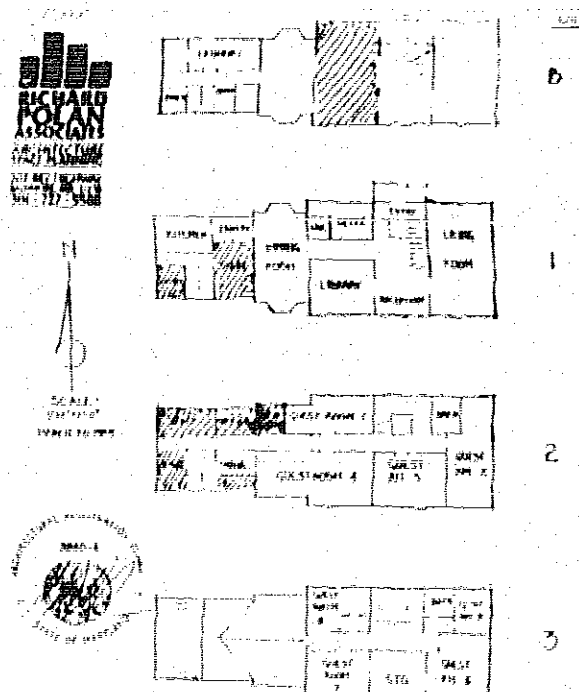
The planning staff of the Office of Planning and Zoning has reviewed the subject petition. We note that the site proposed by the petitioner would be located within a 70.44-acre site and that, further, the buildings would be contained within still smaller areas. As such, concentration of representation for traffic. Although, as indicated by the consensus of the Department of Health, this arrangement may well be satisfactory for the time being, it is not clear that the arrangement would be satisfactory in the long term. If, however, the arrangement is approved, it would be subject to the special exception, if granted, so that any failure of the sanitary disposal system will give the County authority to rescind the grant after a specified grace period. Past and present experience with septic systems indicates that such a provision may well be to the public interest.

In any event, it should be decided to grant the petition, we suggest that the grant be conditioned upon approval of the site plan,

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore:

County, this 20th day of January, 1941, that the Petitioner for Special Exception for physicians' offices in the R.C. 2 Zone and a doctor's office in the R.C. 3 Zone is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The applicant's office to be conducted in the main house located inside the lot of the Zone shall not exceed 100 square feet and shall not have more than two (2) windows facing the street.
2. The doctor's office to be conducted in Building 1 located in the Zone of Zone shall not exceed 1,480 square feet and shall not have more than one (1) window facing the street and shall operate with no more than (5) patients in residence.
3. All other improvements contained on the subject 18-00-002 shall not be used in the manner and for the purposes and uses set forth in the approved site plan in Case No. 79-14-14.
4. The structure shall be demolished after December 31, 1989.
5. A revised site plan, prepared in conformity with the above restrictions, shall be submitted and approved by the Michigan Department of Transportation, the Department of Public Works, and the City of Detroit for recording.
6. The site shall be and provided for in this order shall be utilized within four years from the date



COPIES DESTROYED 1960
MENSANA

RECEIVED BY THE CLERK OF SUPERIOR COURT OF KANSAS COUNTY

On 12/12/54, per. to Berlin, 1945, that the special exception granted in Case No. 10-10-54 was utilized and, as such, the petition for special license is hereby denied, 1945, not under the name of this order, subject, however, to the following points:

- The 1430155000 constructed in 1950. 20-16-a shall be removed in their entirety and make a part of this order.

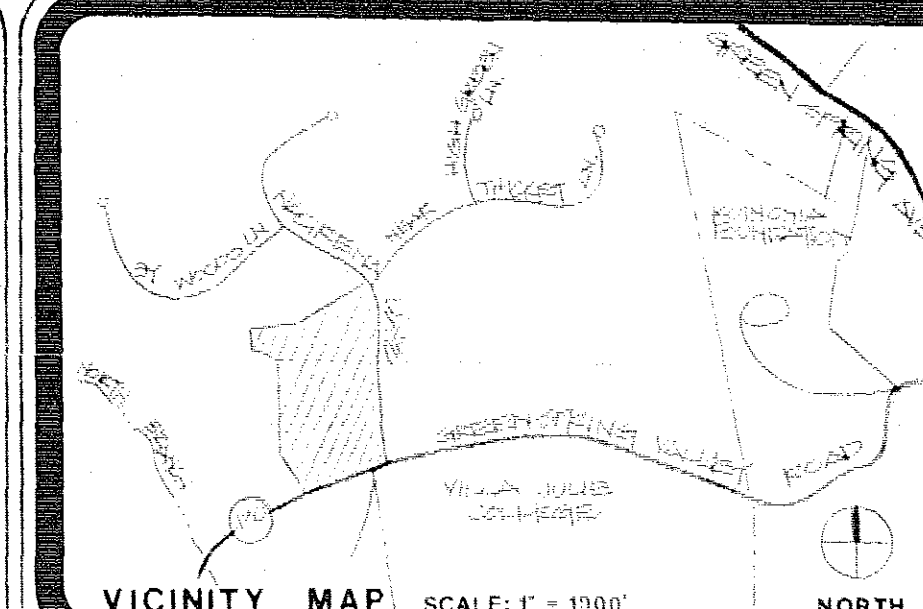
LEGEND

BASE PLANS		CENTRAL		ROOM 2 / 101		WATER
		PLANT		ROOM		PURE HYDROGEN
		PLANT ECONOMY		CONCRETE ROADSIDE		GENERATOR
		CONCRETE LANE		GRASS PLANT		WATER LANE
ROAD PLANS		CONCRETE		WATER		CONCRETE LANE
		CONCRETE LANE		CONCRETE LANE		CONCRETE LANE
		CONCRETE LANE		CONCRETE LANE		CONCRETE LANE
		CONCRETE LANE		CONCRETE LANE		CONCRETE LANE

	EC-2	EC-15	TOTAL	COMMENT
LOT#1	0.82 ACR	0	0.82 ACR	
LOT#2	0.33 ACR	2.0 ACR	2.35 ACR	AREA IN EC-2 FOR ACCESS ONLY.
LOT#3	0.25 ACR	2.01 ACR	2.23 ACR	AREA IN EC-2 FOR ACCESS ONLY.
LOT#4	4.23 ACR	0	4.23 ACR	
TRAILWAY WATERING	0.81 ACR	0	0.81 ACR	
TOTAL	4.0 ACR	4.01 ACR	8.01 ACR	



- 14 "Any further buffer shall remain in subject to preventing adverse
15 effects on the Forest Land. The Forest Land shall remain in the County and shall
16 remain a disturbance and use of those areas."
- 17 There shall be no clearing, grading, construction or disturbance of
18 Forest Land by the Forest Land. The Forest Land shall remain in the
19 Baltimore County Department of Environmental Protection and Resource
20 Management.
- 21 Development Restrictions (DCR) shall be:
- 22 A. Development shall be subject to a 15% limitation on the
23 area covered by impervious surface and a six limitation on the
24 area covered by impervious surface on the Forest Land.
 - 25 B. The firm protection will be provided in accordance with the
26 Department Regulations.
- 27 **Site History (SEE ORDERS):**
- 28 a. Special Exception No. 18-07-14: Approval granted for building
29 for 100 units on 100 acres of land.
 - 30 b. Special Exception No. 18-07-14: Approval granted for building
31 for 100 units on 100 acres of land.
 - 32 c. Special Exception No. 18-07-14: Approval granted for building
33 for 100 units on 100 acres of land.
 - 34 d. Special Exception No. 18-07-14: Approval granted for building
35 for 100 units on 100 acres of land.
 - 36 e. Special Exception No. 18-07-14: Approval granted for building
37 for 100 units on 100 acres of land.
 - 38 f. Special Exception No. 18-07-14: Approval granted for building
39 for 100 units on 100 acres of land.
 - 40 g. Special Exception No. 18-07-14: Approval granted for building
41 for 100 units on 100 acres of land.
 - 42 h. Special Exception No. 18-07-14: Approval granted for building
43 for 100 units on 100 acres of land.
 - 44 i. Special Exception No. 18-07-14: Approval granted for building
45 for 100 units on 100 acres of land.
 - 46 j. Special Exception No. 18-07-14: Approval granted for building
47 for 100 units on 100 acres of land.
 - 48 k. Special Exception No. 18-07-14: Approval granted for building
49 for 100 units on 100 acres of land.
 - 50 l. Special Exception No. 18-07-14: Approval granted for building
51 for 100 units on 100 acres of land.
 - 52 m. Special Exception No. 18-07-14: Approval granted for building
53 for 100 units on 100 acres of land.
 - 54 n. Special Exception No. 18-07-14: Approval granted for building
55 for 100 units on 100 acres of land.
 - 56 o. Special Exception No. 18-07-14: Approval granted for building
57 for 100 units on 100 acres of land.
 - 58 p. Special Exception No. 18-07-14: Approval granted for building
59 for 100 units on 100 acres of land.
 - 60 q. Special Exception No. 18-07-14: Approval granted for building
61 for 100 units on 100 acres of land.
 - 62 r. Special Exception No. 18-07-14: Approval granted for building
63 for 100 units on 100 acres of land.
 - 64 s. Special Exception No. 18-07-14: Approval granted for building
65 for 100 units on 100 acres of land.
 - 66 t. Special Exception No. 18-07-14: Approval granted for building
67 for 100 units on 100 acres of land.
 - 68 u. Special Exception No. 18-07-14: Approval granted for building
69 for 100 units on 100 acres of land.
 - 70 v. Special Exception No. 18-07-14: Approval granted for building
71 for 100 units on 100 acres of land.
 - 72 w. Special Exception No. 18-07-14: Approval granted for building
73 for 100 units on 100 acres of land.
 - 74 x. Special Exception No. 18-07-14: Approval granted for building
75 for 100 units on 100 acres of land.
 - 76 y. Special Exception No. 18-07-14: Approval granted for building
77 for 100 units on 100 acres of land.
 - 78 z. Special Exception No. 18-07-14: Approval granted for building
79 for 100 units on 100 acres of land.
 - 80 aa. Special Exception No. 18-07-14: Approval granted for building
81 for 100 units on 100 acres of land.
 - 82 ab. Special Exception No. 18-07-14: Approval granted for building
83 for 100 units on 100 acres of land.
 - 84 ac. Special Exception No. 18-07-14: Approval granted for building
85 for 100 units on 100 acres of land.
 - 85 ad. Special Exception No. 18-07-14: Approval granted for building
86 for 100 units on 100 acres of land.
 - 86 ae. Special Exception No. 18-07-14: Approval granted for building
87 for 100 units on 100 acres of land.
 - 87 af. Special Exception No. 18-07-14: Approval granted for building
88 for 100 units on 100 acres of land.
 - 88 ag. Special Exception No. 18-07-14: Approval granted for building
89 for 100 units on 100 acres of land.
 - 89 ah. Special Exception No. 18-07-14: Approval granted for building
90 for 100 units on 100 acres of land.
 - 90 ai. Special Exception No. 18-07-14: Approval granted for building
91 for 100 units on 100 acres of land.
 - 91 aj. Special Exception No. 18-07-14: Approval granted for building
92 for 100 units on 100 acres of land.
 - 92 ak. Special Exception No. 18-07-14: Approval granted for building
93 for 100 units on 100 acres of land.
 - 93 al. Special Exception No. 18-07-14: Approval granted for building
94 for 100 units on 100 acres of land.
 - 94 am. Special Exception No. 18-07-14: Approval granted for building
95 for 100 units on 100 acres of land.
 - 95 an. Special Exception No. 18-07-14: Approval granted for building
96 for 100 units on 100 acres of land.
 - 96 ao. Special Exception No. 18-07-14: Approval granted for building
97 for 100 units on 100 acres of land.
 - 97 ap. Special Exception No. 18-07-14: Approval granted for building
98 for 100 units on 100 acres of land.
 - 98 aq. Special Exception No. 18-07-14: Approval granted for building
99 for 100 units on 100 acres of land.
 - 99 ar. Special Exception No. 18-07-14: Approval granted for building
100 for 100 units on 100 acres of land.



- [illegible]

MENSANA PROPERTY **CRG#** 92-017 **PLANNING #**

**PETITIONER'S
EXHIBIT** No 3

MICROFILMED

[illegible]

DATE: 1-24-82
SCALE: 1"=100'
C.I.: 5'

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

SEAL OF THE PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 10679
EXPIRATION DATE 12/31/82

OWNER / DEVELOPER
LEE & NELSON HEYDLER, M.D., M.S.
1718 GREENSPRING VALLEY ROAD
STEVENSON, MD 21153
853-2403

C.R.G. PLAN

MENSANA PROPERTY

S. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
1115 AMBASSADOR ROAD
THORNTON, ILLINOIS 60137

PROJECT No. 115
SHEET No. 1
0



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 8, 1996

Ann J. Banks
Special Investigator
New Jersey Manufacturers
Insurance Company
301 Sullivan Way
West Trenton, NJ 08628-3496

RE: Zoning Verification
1718 Greenspring Valley Road
3rd Election District

Dear Mrs. Banks:

Your letter of March 5, 1996 has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The property known as 1718 Greenspring Valley Road is currently zoned R.C.-2 (Resource Conservation-Agricultural Protection). The use of the property as physicians' offices is permitted by special exception, which was previously granted in zoning cases #70-116-X, 80-164-X, 85-158-SPH, and 92-458-SPHA.

Enclosed please find a copy of Baltimore County Zoning map #NM-12E pertaining to the subject property and a copy of the order for case #92-458-SPHA.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

Jun R. Fernando
Jun R. Fernando
Planning & Zoning Associate III
Zoning Review

JRF:rye

cc: 92-458-SPHA
85-158-SPH
80-164-X
70-116-X

Printed with Soy-based ink
on Recycled paper

Dr. Nelson Handler 9/9/94
1718 Greenspring Valley Road
Stevenson, Maryland 21153
Telephone: 410-653-2403
September 6, 1994

Baltimore County Zoning Commission
Baltimore County Office Building
Room 109
11 West Chesapeake Avenue
Towson, Maryland 21204
Attention: Arnold Jablan-Director

Re: Record filed S M 65 FOLIO 102 Dated June 25, 1993

Dear Sir,

As Zoning Records will show I requested that my property be divided into four (4) sections. My request was approved by Baltimore County Zoning.

I intend to sell Sections #2, #3 and #4, and keep Section #1 known as 1718 Greenspring Valley Road a Manor House, known as MENSANA, which is on the National Register of Historic Places.

The Carriage House, which is used as a maintenance building to the Mensana Manor, was built at the same time as the Manor House and is part of the same Historic Registry, is located on Section #4 which I intend to sell.

I would greatly appreciate it Mr. Jablan, if it is within your power, to allow me to move the above Carriage House approximately 100 yards west of its present location to the yard of the Manor House. This will not only keep its usefulness as a maintenance building to the Manor House, but, also maintain the integrity of its Historic value.

Respectfully,

Dr. Nelson Handler
Dr. Nelson Handler

Enclosed copies:
1 - National Register of Historic Places
2 - Xerox copy of section of plat showing approximate new location of Carriage House

Speed Letter
In the interest of speed and accuracy we are sending to you this letter by registered mail. If you need more information, do not hesitate to call or write. Thank you for your interest.
September 19, 1994

Please be advised that the carriage house, shown as an existing two-story frame garage, may be removed and relocated only to the area shown and approved on the final development plan of "Mensana Property" and petitioner's exhibit #1 of zoning case #92-458-SPHA. Any other changes of buildings or areas other than what is shown on the aforementioned documents will require a public hearing.

Enclosed please find a highlighted copy of a portion of the final development plan, which illustrates the permitted building and relocation area. If you need further assistance, please contact me at 887-3391.

Mitchell J. Kellman
Mitchell J. Kellman
Planner II

MJK:scj

Enc. Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE
N/S Greenspring Valley Road
55 ft. (+/-) W. of Nacarima Lane
1718 Greenspring Valley Road
3rd Election District
3rd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-458-SPHA

Nelson H. and Lee M. Hendler
Petitioners

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above captioned matter originally came before the Zoning Commissioner as a Petition for Special Hearing and Petition for Zoning Variance for that subject property known as 1718 Greenspring Valley Road. By my Findings of Fact and Conclusions of Law dated August 25, 1992, the requested relief was granted, with restrictions.

Subsequent to the issuance of that Order, it has come to my attention that my written decision incorrectly states, in part, the relief requested. In fact, a review of the file discloses that both an amended Petition for Variance and amended Petition for Special Hearing were filed by the Petitioner. The amendments, although insignificant in comparison with the entire relief sought, need be addressed in order for the Petitioner to develop the site, as proposed.

The first amendment relates to the Petition for Special Hearing. In addition to the relief requested and granted in my prior Order, the Petitioner also seeks permission to relocate the doctor's office on site from its current location at building No. 6 to lot No. 1. As justification, therefore, the Petitioner offered testimony that placement of both the doctor's office building and clinic building in the same lot would provide a more consistent scheme of development. Further, relocation of

the doctor's office building would facilitate movement of patients between the clinic and doctor's office. For these reasons, I am persuaded that the relief sought in the Amended Petition for Special Hearing should be granted and will so order.

The second amendment relates to the Petition for Variance. Relocation of the doctor's office to a location near the clinic building requires a variance as it relates to distance between buildings. Specifically, the Petitioner seeks a variance to permit a distance between buildings of 45 ft., in lieu of the required 70 ft. Further, since the doctor's office building will not be an accessory structure, the Petitioner, by his amendment, has deleted that portion of the Petition for Variance requesting a height variance for an accessory structure. As is the case with the special hearing, the requested relief under the amended variance is shown on Petitioner's Exhibit No. 1 and is justified for the same reasons. Thus, my prior Order shall be amended as set forth above.

NOW, THEREFORE, it is ordered by the Zoning Commissioner for Baltimore County this 22nd day of September, 1992 that the Findings of Fact and Conclusions of Law rendered on August 25, 1992 be and is hereby amended; and,

IT IS FURTHER ORDERED that the Amended Petition for Special Hearing shall be granted so as to permit the Petitioner to relocate the doctor's office from building No. 6 to lot No. 1, as shown on the site plan (Petitioner's Exhibit No. 1); and

IT IS FURTHER ORDERED that the Petition for Zoning Variance shall be amended and is hereby granted to permit a distance of 45 ft. between

buildings (relocated doctor's office and clinic building) in lieu of the required 70 ft.; and,

IT IS FURTHER ORDERED that the prior Order dated August 25, 1992 is hereby amended to delete the variance granted to permit an accessory structure with a height of 30 ft., in lieu of the required 15 ft., in that same request is moot; and,

IT IS FURTHER ORDERED that in all other respects, except as expressly set forth herein, the Findings of Fact and Conclusions of Law issued August 25, 1992 be and is hereby ratified, adopted and incorporated herein; and,

IT IS FURTHER ORDERED that any appeal from this Amended Order must be filed within thirty days from the date hereof in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 9/22/92
By Sh. Gorch

MICROFILMED

-2-

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE
N/S Greenspring Valley Road
55 ft. (+/-) W. of Nacarima Lane
1718 Greenspring Valley Road
3rd Election District
3rd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-458-SPHA

Nelson H. and Lee M. Hendler
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Special Hearing and a Petition for Zoning Variance, filed by Nelson H. and Lee M. Hendler, property owners of the subject site located at 1718 Greenspring Valley Road in the Stevenson section of Baltimore County. As to the Petition for Special Hearing, the property owners seek approval of a reduction of the area of the property for which a special exception was previously granted in zoning cases Nos. 70-116-X, 80-164-X and 85-158-SPH. Those cases had approved a special exception for physicians' offices with facilities for 12 patients and residents.

As to the Petition for Zoning Variance, the Petitioners seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (tennis court) on proposed lot No. 2 to be located 0 ft. from the side lot line, in lieu of the required 2-1/2 ft., and to permit an existing accessory structure (garage) with a height of 30 ft., in lieu of the required 15 ft. Further, the Petition for Variance seeks a variance from Sections 409.6 and 409.4A of the B.C.Z.R. to permit 23 parking spaces in lieu of the required 33, and to permit a 16 ft. 2-way drive aisle in lieu of the required 20 ft. It is to be noted that the parking space variance was amended at the public hearing

held for this case to reflect a revision of the number of spaces required and proposed.

The property owner, Nelson H. Hendler, M.D. appeared at the public hearing and was represented by William T. Fitzgerald, Esquire. Also appearing was Alan E. Scoll, a Professional Engineer from the firm of D. S. Thaler and Associates, Inc. Mr. Scoll prepared the site plans to accompany the special hearing and zoning variance Petitions, marked as Petitioners' Exhibits Nos. 1 and 3. Also appearing in support of the Petition was Steven D. Rosen. There were no Protestants present, although Margaret Morrall from the Valleys Planning Council appeared as an interested person.

Evidence and testimony presented at the hearing was that the subject site is approximately 8 acres in area and is split-zoned R.C.2 and R.C.5. Fourteen acres of the parcel are zoned R.C.2 and 4 acres are zoned R.C.5. The site is located in the rural locale of Baltimore County near Stevenson. Vehicular access of the site is by way of Greenspring Valley Road.

Presently, the site is improved by Dr. Hendler's existing office, a parking area to support same, several out-buildings, a pool and a tennis court. Dr. Hendler operates his medical practice on site. That practice, known as the Mensana Clinic, provides in and out patient treatment for patients who suffer with chronic pain, stress and similar disorders. The Clinic enjoys a world-wide reputation as one of the finest facilities of its type. Numerous exhibits were submitted attesting to Dr. Hendler's well deserved reputation. The Clinic is housed in an existing 3 story office facility which is shown on the site plan. As indicated, there are numerous out-buildings which contain apartments. Under the Petitions, the property owners desire to subdivide the property into four (4) distinct lots. Except for the existing three (3) story office/clinic building and several

small buildings which may be relocated, the other outbuildings will be razed. To replace those structures, the property owners propose to construct single family dwellings on the newly created lots. Lot No. 1 will be the biggest lot and will be approximately 8.78 acres in size. It will support the existing three (3) story clinic building and parking facilities therefor. Lot No. 2, which lies to the rear of the property when one faces same from Greenspring Valley Road, will be a residential lot and will be available for sale and construction of a single family dwelling. An existing tennis court will remain on that lot as well as an existing concrete pool. In fact, the tennis court straddles the property line between lots Nos. 1 and 2; hence the need for the variance described above.

Likewise, lot No. 3, which is 2.17 acres and lies to the rear of the subject property, will be available for development for a single family home. Lastly, lot No. 4, which is located immediately adjacent to lot No. 1 on the front of the property, will be used to support a single family dwelling. Lot No. 4 is 4.3 acres in area.

After the proposed reconfiguration and subdivision, the lots will support the same number of residences presently on site. Further, the Petitioners believe that the proposed subdivision will result in a better overall use of the entire tract and promote development in a more orderly fashion.

As to the special hearing, it is requested to reduce the area of the previously approved special exception for the medical clinic from the entire tract to lot No. 1. In that there will be no additional expansion to the clinic building and no material change to the current use, I am persuaded to grant same. It is to be noted that an existing garage may be relocated on lot No. 1 and that proposed relocation will not necessitate any addi-

ORDER RECEIVED FOR FILING
Date 9/22/92
By Sh. Gorch

MICROFILMED

-3-

Suite 113 Courthouse
400 Washington Avenue
Toussaint, MD 21204

(410) 887-4386

September 21, 1992

William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, Maryland 21218

RE: Amended Petitions for Special Hearing and Zoning Variance
Nelson H. and Lee M. Hendler, Petitioners
Case No. 92-458-SPHA

Dear Mr. Fitzgerald:

Enclosed please find a copy of the Amended Findings of Fact and Conclusions of Law rendered in the above captioned matter.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

att.

cc: Dr. Nelson H. Hendler

cc: Mr. Alan E. Scoll, D.S. Thaler and Associates

cc: Ms. Margaret Morrall, Valleys Planning Council, Inc.

tional variances. In view of the testimony and evidence presented, I am persuaded that the special hearing should be granted.

As to the variances, the existing placement of the tennis court necessitates the variance from Section 400.1, in that same straddles the lot line. In that this tennis court presently exists, it is clear that this variance should be granted.

As to the parking variances from Sections 409.6 and 409.4, it is, likewise, clear that they should be granted. Testimony and evidence received from the Petitioners were clear that the existing parking is sufficient to handle the needs of the Clinic and the present configuration of the parking lot is acceptable.

Lastly, in the event of the relocation of the garage to lot No. 1, as described hereinabove, a variance between buildings from the required 70 ft. is necessary. This variance which would permit a distance of 45 ft. should, likewise, be granted. Placement of the relocated garage, as proposed, is in keeping with the rural character of this lot.

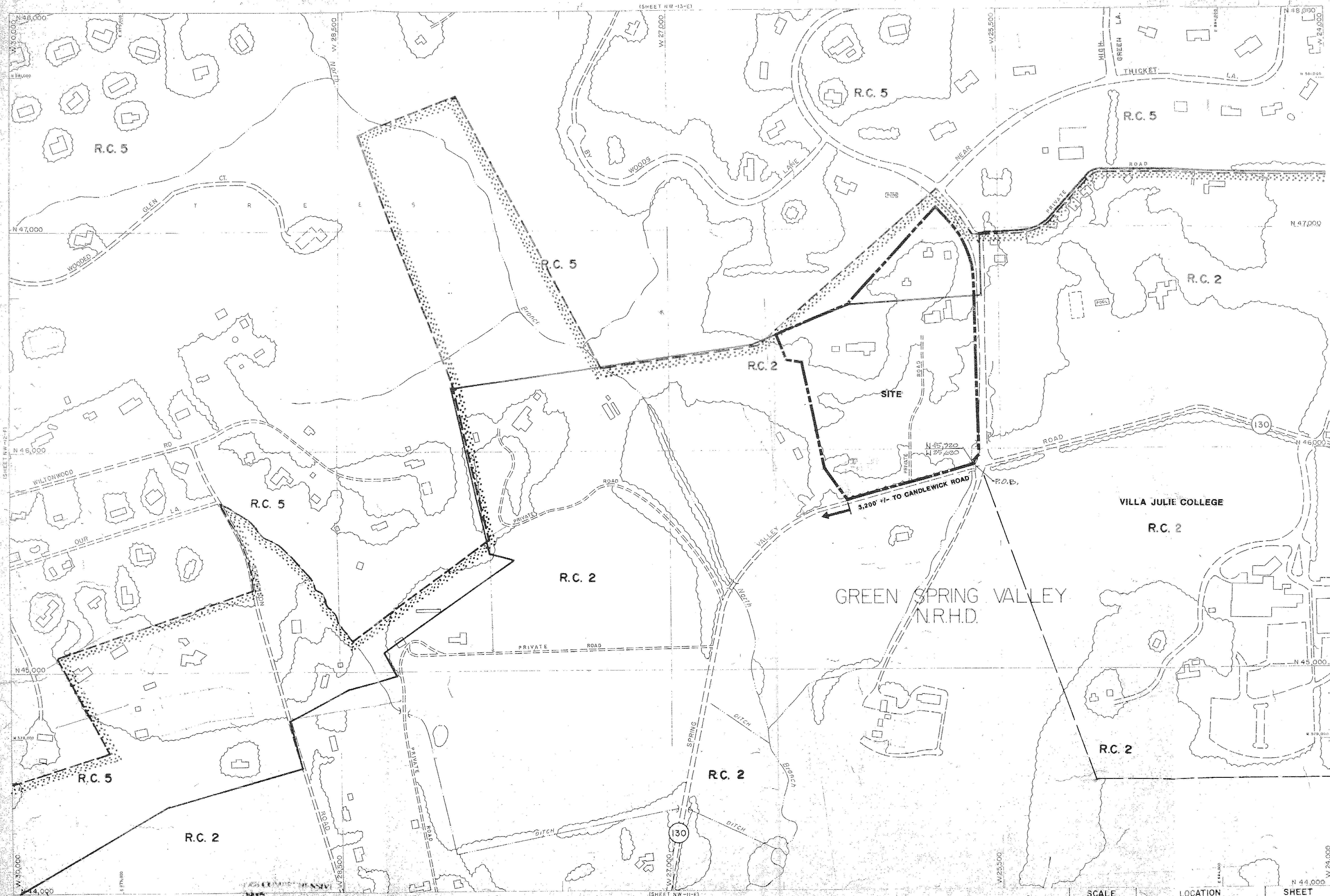
Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

As noted, Ms. Morrall from the Valleys Planning Council, appeared on behalf of her association. She does not object to the special hearing and

ORDER RECEIVED FOR FILING
Date 9/22/92
By Sh. Gorch

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-4-



92-458-SP4B

S-SW

1986 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1986
Bill Nos. 144-86, 145-86, 146-86, 147-86, 148-86, 149-86, 150-86
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

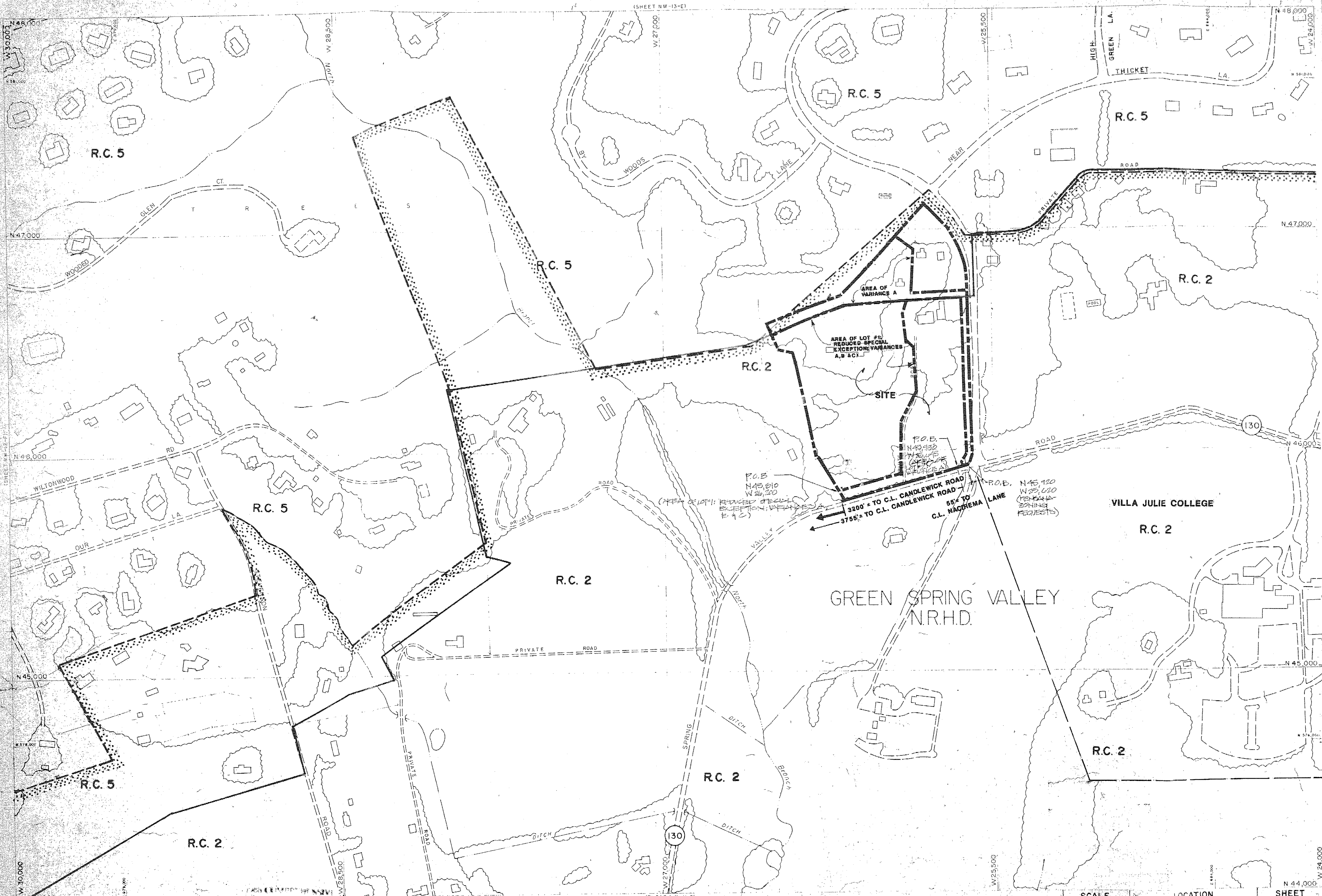
SCALE 1" = 200'	LOCATION STEVENSON	SHEET N-W 12-E
DATE OF PHOTOGRAPHY JANUARY 1986		

200' SCALE ZONING MAP
TO ACCOMPANY
SPECIAL HEARING
& VARIANCE
MENSANA PROPERTY

D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS/LANDSCAPE ARCHITECTS/SURVEYORS/LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 944-ENGR (301) 544-3647

MICROFILMED

DATE: 5-12-92



1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
 Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION STEVENSON	SHEET N.W. 12-E
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

92.458-SPHA
 #485
 REV. 6/30/92

200' SCALE ZONING MAP
 TO ACCOMPANY
 SPECIAL HEARING
 & VARIANCE
 MENSANA PROPERTY

D.S. THALER & ASSOCIATES, INC.
 CIVIL ENGINEERS/LANDSCAPE ARCHITECTS/SURVEYORS/LAND PLANNERS
 7718 AMBASSADOR ROAD
 BALTIMORE, MARYLAND 21207
 (301) 944-ENGR (301) 944-2647

MICROFILMED

DATE: 5-12-92

variances. She did, however, request that a restriction be placed within the Order prohibiting development on lot No. 4 closer to Greenspring Valley Road than the location of the existing Pain Clinic. That is, the Valleys Planning Council believes that the rural appearance of the property, when viewed from Greenspring Valley Road, should be maintained. In view of the agricultural scheme of this locale, I am in agreement with her concerns. Thus, for lot No. 4, I will restrict my Order to prohibit construction in that portion of the lot which would be defined as contiguous to the front yard of lot No. 1. That is, the front yard of lot No. 1 is measured by computing the area which lies between Greenspring Valley Road and the front building envelope of the Pain Clinic. If this area were to be extended by a straight line from the front of the aforementioned building envelope across lot No. 4 to Nacarima Road, my Order will restrict construction within the front yard established by said extension.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of August, 1992, that, pursuant to the Petition for Special Hearing, approval of a reduction of the area of the property for which a special exception was previously granted in zoning cases Nos. 70-116-X, 80-164-X and 85-158-SPH for physicians' offices with facilities for 12 patients and residents, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure on proposed lot No. 2 (tennis court) to be located 0

ft. from the side lot line, in lieu of the required 2-1/2 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that a Petition for Variance to permit an existing accessory structure with a height of 30 ft., in lieu of the required 15 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that a Petition for Variance from Sections 409.6 and 409.4A of the B.C.Z.R. to permit 23 parking spaces, in lieu of the required 33, and to permit a 16 ft. 2-way drive aisle, in lieu of the required 20 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. There shall be no construction within that portion of lot No. 4 located between Greenspring Valley Road and the front yard of the aforementioned lot, as measured from the front building envelope of the existing three story Clinic building; as more fully set forth in the above Findings of Fact and Conclusion of Law.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-4386

August 25, 1992

William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, Maryland 21218

RE: Petitions for Special Hearing and Zoning Variance
Nelson H. and Lee M. Hendler, Petitioners
Case No. 92-458-SPHA

Dear Mr. Fitzgerald:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.
cc: Dr. Nelson H. Hendler
cc: Mr. Alan E. Scoll, D.S. Thaler and Associates
cc: Ms. Margaret Worrall, Valleys Planning Council, Inc.

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 1718 Greenspring Valley Road
Stevenson, Maryland 21153
which is presently zoned RC2/RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 503.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a reduction of the area of the special exception previously granted for physicians' offices with up to twelve guests (patients) in residence and amending the approved public hearing plan as approved in previous zoning cases (#70-116-X, #80-164-X and #85-258-SPH).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With an advisory decision and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
Type or Print Name: Nelson H. Hendler
Signature: [Signature]
Address: Lee M. Hendler
City: State: Zipcode: 21218

Attorney for Petitioner:
William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, Maryland 21218
Phone No. 410-366-3816

Signature: [Signature]
Address: 52 E. 26th Street 410-366-3816
City: Baltimore, Maryland 21218
State: Zipcode: 21218

ESTIMATED LENGTH OF HEARING: 2 HRS.
The following date: [Date]
All: [Initials] OTHER: [Initials]
RECEIVED BY: [Initials] DATE: 8/25/92

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 1718 Greenspring Valley Road
Stevenson, Maryland 21153
which is presently zoned RC2/RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 503.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a reduction of the area of the special exception previously granted for physicians' offices with up to twelve guests (patients) in residence, relocating previously permitted and approved use of doctor's office and amending the approved public hearing plan as approved in previous zoning cases (#70-116-X, #80-164-X and #85-258-SPH).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With an advisory decision and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
Type or Print Name: Nelson H. Hendler
Signature: [Signature]
Address: Lee M. Hendler
City: State: Zipcode: 21218

Attorney for Petitioner:
William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, Maryland 21218
Phone No. 410-366-3816

Signature: [Signature]
Address: 52 E. 26th Street 410-366-3816
City: Baltimore, Maryland 21218
State: Zipcode: 21218

ESTIMATED LENGTH OF HEARING: 2 HRS.
The following date: [Date]
All: [Initials] OTHER: [Initials]
RECEIVED BY: [Initials] DATE: 8/25/92

DESCRIPTION TO ACCOMPANY SPECIAL HEARING
FOR ZONING PURPOSES ONLY
MENSANA PROPERTY

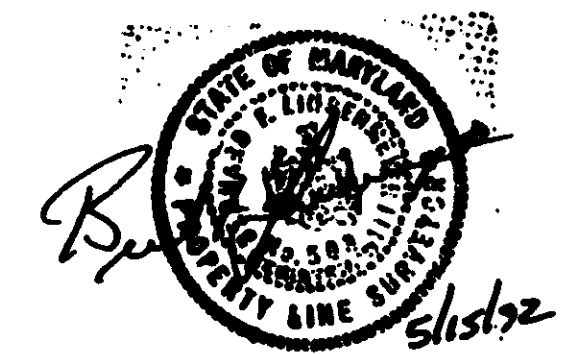
Beginning at a point North 32 18'15" West 38 feet distant from the centerline of Greenspring Valley Road and 3,200 feet east of its intersection with Candlewick Road; thence, the following fifteen (15) courses and distances:

1. North 32 18'35" West 220.00 feet to a point;
2. North 09 48'54" West 212.54 feet to a point;
3. North 12 33'01" West 255.74 feet to a point;
4. North 78 43'48" West 61.39 feet to a point;
5. North 25 49'32" West 75.00 feet to a point;
6. North 67 45'00" East 340.00 feet to a point;
7. North 88 45'00" East 307.00 feet to a point;
8. South 37 45'00" West 30.00 feet to a point;
9. South 03 15'00" East 150.00 feet to a point;
10. South 44 15'00" East 55.00 feet to a point;
11. South 08 15'00" East 200.00 feet to a point;
12. South 28 45'00" West 150.00 feet to a point;
13. South 05 45'00" West 80.00 feet to a point;
14. South 02 48'58" West 159.70 feet to a point;
15. South 75 04'30" West 295.00 to the point of beginning.

Containing 8.82 acres of land, more or less.

page 2
Description to Accompany
Special Hearing for Zoning
Purposes Only
Mensana Property
May 15, 1992

Being a part of that tract of land recorded in Deed Liber No. 8014 folio 281 and known as 1718 Greenspring Valley Road in the Eighth Election District of Baltimore County, Maryland.



MICROFILMED

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 1718 Greenspring Valley Road
Stevenson, Maryland 21153
which is presently zoned RC2/RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 409.6 and 409.4A of the Zoning Regulations of Baltimore County, to permit an accessory structure on proposed lot 2 to be located 0 feet from side lot line in lieu of required 2 1/2 feet and to permit an existing accessory structure (to be relocated) with a height of 30 feet in lieu of permitted 15 feet. (B)S.409.6 and .409.4A to permit 12 parking spaces in lieu of required 22 spaces and to permit a 16 foot two-way drive aisle in lieu of the required 20 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With an advisory decision and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
Type or Print Name: Nelson H. Hendler
Signature: [Signature]
Address: Lee M. Hendler
City: State: Zipcode: 21218

Attorney for Petitioner:
William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, Maryland 21218
Phone No. 410-366-3816

Signature: [Signature]
Address: 52 E. 26th Street 410-366-3816
City: Baltimore, Maryland 21218
State: Zipcode: 21218

ESTIMATED LENGTH OF HEARING: 2 HRS.
The following date: [Date]
All: [Initials] OTHER: [Initials]
RECEIVED BY: [Initials] DATE: 8/25/92

ATTACHMENT TO PETITION FOR VARIANCE FOR THE PROPERTY LOCATED
AT 1718 GREENSPRING VALLEY ROAD, STEVENSON, MARYLAND 21153

The variances from the setback, height and off-street parking regulations requested by the above-referenced Petition should be granted because strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty. Compliance by this property with the strict letter of the restrictions governing setback, height and off-street parking would render conformity with such restrictions unnecessarily burdensome. The accessory structures in question serve existing permitted uses. The variances being requested are in connection with a development plan presently pending in the County to subdivide the property into four (4) lots. This development plan, when approved, will actually reduce the permitted use of the property by eliminating a doctor's office, 4 car garage and three (3) one-family, 2-story dwellings. To require the owner to bring these accessory structures which have been serving a long-standing existing permitted use into compliance with the strict letter of the applicable restrictions when the new use would be reduced under the new development plan would be unnecessarily burdensome.

In addition, granting the requested variances would do substantial justice to the applicant as well as to the other property owners in the district and a lesser relaxation than that applied for would not give substantial relief to the owner of the property involved or be more consistent with justice to the other property owners. Again, the relief requested simply confirms long-standing permitted uses which have been consistent with substantial justice to the owner and the other property owners in the district for years, and the new uses under the pending development plan will also be consistent with justice to the other property owners by conforming more closely to the surrounding uses as luxury residential housing.

Last, the requested variances can be granted in strict harmony with the spirit and intent of the setback, height and off-street parking regulations and without substantial injury to public health, safety, and general welfare. The accessory structures have existed for a number of years without injury to public health, safety or general welfare. This will not change if the relief requested is granted. The existing parking has adequately served a long-standing existing permitted use which is to continue. The driveway will actually serve less permitted use if the relief requested is granted and the development plan is approved, and, therefore will not injure public health, safety or general welfare. Granting the relief requested would bring the entire property into closer conformance to the surrounding neighborhood and thus would be in strict harmony with the spirit and intent of the applicable regulations.

MICROFILMED

DESCRIPTION TO ACCOMPANY VARIANCE REQUESTS
FOR ZONING PURPOSES ONLY

MENSANA PROPERTY

Beginning for the same at a point in the centerline of Greenspring Valley Road, said point of beginning being South 75° 04' 30" West 55 feet more or less from the intersection of the centerline of Greenspring Valley Road and Nacirema Lane, running thence binding on the centerline of Greenspring Valley Road, (1) South 75° 04' 30" West 564.88 feet, running thence leaving the centerline of said road the seven (7) following courses viz: (2) North 32° 18' 35" West 258.28 feet, (3) North 09° 46' 54" West 212.54 feet, (4) North 12° 33' 01" West 255.74 feet, (5) North 78° 43' 46" West 61.39 feet, (6) North 25° 49' 32" West 139.83 feet, (7) North 69° 22' 35" East 367.17 feet and (8) North 44° 13' 57" East 580.59 feet to intersect the west side of Nacirema Lane as shown on a plat dated September 25, 1975 entitled "Section One Greenspring," and recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 39 folio 6, running thence binding on said west side of Nacirema Lane as shown on said plat the five (5) following courses, viz: (9) southwesterly by a curve to the right, having a radius of 700.00 feet for a distance of 100.33 feet, said curve being subtended by a chord bearing South 43° 50' 04" East 100.25 feet, (10) southwesterly by a curve to the right, having a radius of 400.00 feet for a distance of 272.64 feet, said curve being subtended by a chord

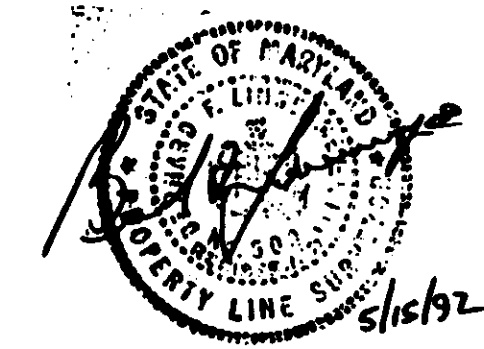
MICROFILMED

page 2
May 15, 1992
DESCRIPTION TO ACCOMPANY VARIANCE
REQUESTS MENSANA PROPERTY

bearing South 20° 12' 06" East 267.40 feet, (11) South 00° 40' 30" East 834.90 feet, (12) South 37° 17' 58" West 47.30 feet and (13) South 14° 43' 30" East 20.00 feet to the place of beginning.

Containing 18.14 acres of land, more or less.

Being all that tract of land recorded in Deed Liber No. 8014 folio 281 and known as 1718 Greenspring Valley Road in the Eighth Election District of Baltimore County, Maryland.



MICROFILMED



92-458-SPHA
#485 REV 6/30/92
Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1718 Greenspring Valley Road
Stevenson, Maryland 21153
which is presently zoned RC2/RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) A-S.400.1 to permit accessory structure on proposed Lot 2 to be located 0 feet from side lot line in lieu of required 2 1/2 feet. B-S.409.6 and 409.4 to permit 23 parking spaces in lieu of required 27 spaces and to permit a 16 foot two-way drive aisle in lieu of the required 20 feet. C-S.102.2 to permit a 45 foot between buildings setback in lieu of the required 70 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zip
Attorney for Petitioner:
William T. Fitzgerald, Esquire
(Type or Print Name)
Signature
42 E. 26th Street 410-366-3816
Baltimore, Maryland 21218
City State Zip

Legal Owner(s)
Nelson H. Hendler
(Type or Print Name)
Signature
Lee M. Hendler
(Type or Print Name)
Signature
1718 Greenspring Valley Road 410-653-2403
Stevenson, Maryland 21153
City State Zip
Address and phone number of legal owner, contract purchaser or representative to be contacted
William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, Maryland 21218 410-366-3816
City State Zip
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
Indicate date for hearing
The following date is recommended for hearing
ALL OTHER
REVIEWED BY: JLL Date: 6/30/92



ATTACHMENT TO PETITION FOR VARIANCE FOR THE PROPERTY LOCATED
AT 1718 GREENSPRING VALLEY ROAD, STEVENSON, MARYLAND 21153

The variances from the setback and off-street parking regulations requested by the above-referenced Petition should be granted because strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty. Compliance by this property with the strict letter of the restrictions governing setback and off-street parking would also render conformity with such restrictions unnecessarily burdensome. The principal and accessory structures in question serve existing permitted uses. The variances being requested are in connection with a development plan presently pending in the County to subdivide the property into four (4) lots. This development plan, when approved, will actually reduce the permitted use of the property by eliminating a 4 car garage and three (3) one-family, 2-story dwellings. To require the owner to bring these structures which have been serving a long-standing existing permitted use into compliance with the strict letter of the applicable restrictions when the new use would be reduced under the new development plan would be unnecessarily burdensome.

In addition, granting the requested variances would do substantial justice to the applicant as well as to the other property owners in the district and a lesser relaxation than that applied for would not give substantial relief to the owner of the property involved or be more consistent with justice to the other property owners. Again, the relief requested simply confirms long-standing permitted uses which have been consistent with substantial justice to the owner and the other property owners in the district for years, and the new uses under the pending development plan will also be consistent with justice to the other property owners by conforming more closely to the surrounding uses as luxury residential housing.

Last, the requested variances can be granted in strict harmony with the spirit and intent of the setback and off-street parking regulations and without substantial injury to public health, safety, and general welfare. The structures and uses have existed for a number of years without injury to public health, safety or general welfare. This will not change if the relief requested is granted. The existing parking has adequately served a long-standing existing permitted use which is to continue. The driveway will actually serve less permitted use if the relief requested is granted and the development plan is approved, and, therefore will not injure public health, safety or general welfare. The between buildings setback requested also should cause no such injury. Granting the relief requested would bring the entire property into closer conformance to the surrounding neighborhood and thus would be in strict harmony with the spirit and intent of the applicable regulations.

MICROFILMED

DESCRIPTION TO ACCOMPANY SPECIAL HEARING
FOR ZONING PURPOSES ONLY

MENSANA PROPERTY

Beginning for the same at a point in the centerline of Greenspring Valley Road, said point of beginning being South 75° 04' 30" West 55 feet more or less from the intersection of the centerline of Greenspring Valley Road and Nacirema Lane, running thence binding on the centerline of Greenspring Valley Road, (1) South 75° 04' 30" West 564.88 feet, running thence leaving the centerline of said road the seven (7) following courses viz: (2) North 32° 19' 55" West 257.98 feet, (3) North 09° 46' 27" West 212.50 feet, (4) North 12° 33' 36" West 255.74 feet, (5) North 78° 44' 46" West 61.39 feet, (6) North 25° 46' 53" West 140.18 feet, (7) North 69° 22' 35" East 367.17 feet and (8) North 44° 13' 57" East 580.59 feet to intersect the west side of Nacirema Lane as shown on a plat dated September 25, 1975 entitled "Section One Greenspring," and recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 39 folio 6, running thence binding on said west side of Nacirema Lane as shown on said plat the five (5) following courses, viz: (9) southwesterly by a curve to the right, having a radius of 700.00 feet for a distance of 100.33 feet, said curve being subtended by a chord bearing South 43° 50' 04" East 100.25 feet, (10) southwesterly by a curve to the right, having a radius of 400.00 feet for a distance of 272.64 feet, said curve being subtended by a chord

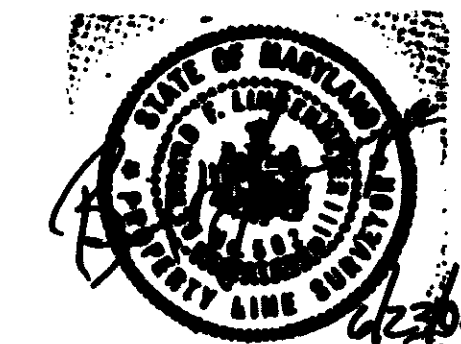
MICROFILMED

page 2
June 16, 1992
DESCRIPTION TO ACCOMPANY ZONING
REQUESTS - MENSANA PROPERTY

bearing South 20° 12' 06" East 267.40 feet, (11) South 00° 40' 30" East 834.90 feet, (12) South 37° 17' 58" West 47.30 feet and (13) South 14° 43' 30" East 20.00 feet to the place of beginning.

Containing 18.14 acres of land, more or less.

Being all that tract of land recorded in Deed Liber No. 8014 folio 281 and known as 1718 Greenspring Valley Road in the Eighth Election District of Baltimore County, Maryland.



MICROFILMED

DESCRIPTION TO ACCOMPANY SPECIAL HEARING
FOR ZONING PURPOSES ONLY

MENSANA PROPERTY

LOT NO. 1 - AREA OF REDUCED SPECIAL EXCEPTION
VARIANCES 'A,' 'B' AND 'C'

Beginning at a point North 32° 19' 55" West 41.92 feet distant from the centerline of Greenspring Valley Road and 3,200 feet east of its intersection with Candlewick Road; thence, the following seventeen (17) courses and distances:

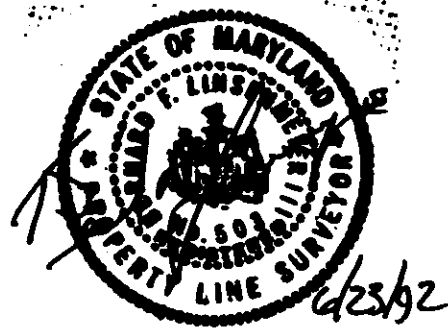
1. North 32° 19' 55" West 216.06 feet to a point;
2. North 09° 46' 27" West 212.50 feet to a point;
3. North 12° 33' 36" West 255.74 feet to a point;
4. North 78° 44' 46" West 61.39 feet to a point;
5. North 25° 46' 53" West 77.60 feet to a point;
6. North 67° 52' 25" East 346.97 feet to a point;
7. North 86° 07' 17" East 305.00 feet to a point;
8. South 37° 09' 12" West 37.12 feet to a point;
9. South 02° 35' 41" East 148.17 feet to a point;
10. South 43° 14' 36" East 43.85 feet to a point;
11. South 11° 30' 18" East 43.54 feet to a point;
12. South 01° 22' 59" East 149.20 feet to a point;
13. South 11° 54' 28" West 53.64 feet to a point;
14. South 30° 40' 56" West 70.98 feet to a point;
15. South 18° 56' 01" West 61.01 feet to a point;
16. South 00° 28' 43" East 225.97 feet to a point;
17. South 75° 04' 30" West 295.92 feet to the point of beginning.

Containing 8.78 acres of land, more or less.

MICROFILMED

page 2
Description to Accompany
Special Hearing for Zoning
Purposes Only
Mensana Property
June 16, 1992

Being a part of that tract of land recorded in Deed
Liber No. 8014 folio 281 and known as 1718 Greenspring
Valley Road in the Eighth Election District of Baltimore
County, Maryland.



MICROFILMED

DESCRIPTION TO ACCOMPANY VARIANCE REQUEST
FOR ZONING PURPOSES ONLY

MENSANA PROPERTY
LOT NO. 2 - VARIANCE 'A'

Beginning at a point northwest 40 feet, more or less,
distant from the centerline of Greenspring Valley Road and
3755 feet East of its intersection with Candlewick Road;
thence, the following thirteen (13) courses and distances:

1. North 37°17'58" East 37.36 feet to a point;
2. North 00°40'30" West 715.73 feet to a point;
3. South 86°07'17" West 540.31 feet to a point;
4. South 67°52'25" West 346.97 feet to a point;
5. North 25°46'53" West 62.58 feet to a point;
6. North 69°22'35" East 367.17 feet to a point;
7. North 44°13'57" East 376.59 feet to a point;
8. South 40°40'55" East 103.53 feet to a point;
9. South 01°04'17" West 204.56 feet to a point;
10. North 86°07'17" East 230.00 feet to a point;
11. South 00°40'30" East 740.53 feet to a point;
12. South 37°17'58" West 26.00 feet to a point;
13. South 75°04'30" West 19.59 feet to the point of
beginning.

Containing 2.28 acres of land, more or less.

Being a part of that tract of land recorded in Deed
Liber No. 8014 folio 281 and known as 1718 Greenspring
Valley road in the Eighth Election District of Baltimore
County, Maryland.



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: July 30-92
Posted for: Special Hearing to V. Mensana
Petitioner: Nelson H. Hendler et al.
Location of property: N/S of Greenspring Valley Road S.E. W.
of P. Mensana Lane
Location of Sign: North side of Greenspring Valley Road
Approx. 100' West of P. Mensana Lane
Remarks:
Posted by: S. Zabe Olan
Number of Signs: 2
Date of return: July 31-92

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1992
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN,

S. Zabe Olan
Publisher

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 24, 1992
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on July 23, 1992

THE JEFFERSONIAN,

S. Zabe Olan
Publisher

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 123407
DATE: 5/18/92 ACCOUNT: 8001
AMOUNT: \$ 500.00

RECEIVED FROM: NELSON HENDLER (MENSANA CLINIC)

FOR: COMMERCIAL VAR & SPH

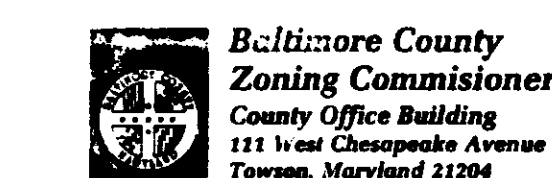
0400:800291CHRE \$500.00

VALIDATION OR SIGNATURE OF CARRIER

PRINTED BY: YELLOW CARRIER

92-458-SPHA

MICROFILMED



92-458-SPHA
#485

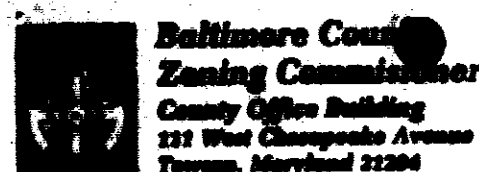
Account: R-001-4190
Number

Date: 5/15/92
PUBLIC HEARING FEES
LAST NAME OF OWNER: HENDLER

0400:8010-11CHRC \$100.00
BA 0010:49A06-30-92
Please Make Checks Payable To: Baltimore County

receipt

MICROFILMED

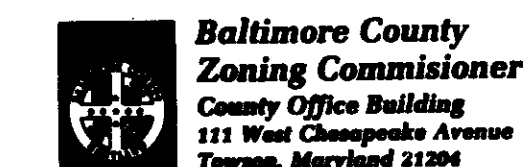


receipt

92-458
8/07/92
PUBLIC HEARING FEES
QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$208.20
TOTAL: \$208.20
LAST NAME OF OWNER: HENDLER

Please Make Checks Payable To: Baltimore County \$208.20
BA 0010:49A06-30-92

MICROFILMED



receipt

Account: R-001-4190
Number

5/15/92 H9200485
PUBLIC HEARING FEES
QTY PRICE
020 -ZONING VARIANCE (OTHER) 1 X \$250.00
040 -SPECIAL HEARING (OTHER) 1 X \$250.00
TOTAL: \$500.00
LAST NAME OF OWNER: HENDLER

Please Make Checks Payable To: Baltimore County

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6-18-92

Melson and Lee Hendler
1718 Greenspring Valley Road
Stevenson, Maryland 21153

RE:
CASE 92-458-SPHA (Item 485)
N/S Greenspring Valley Road, 55'(-/-) W of Macarima Lane
1718 Greenspring Valley Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Melson H. and Lee H. Hendler
HEARING: WEDNESDAY, JULY 8, 1992 at 10:30 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 95.40 is due for advertising and posting of the above captioned
property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER
SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W.
Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same
payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or
your Order, immediate attention to this matter is suggested.

Carl John
ARNOLD JANSON
DIRECTOR

cc: William T. Fitzgerald, Esq.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 27, 1992

Melson and Lee Hendler
1718 Greenspring Valley Road
Stevenson, Maryland 21153

RE:
Case Number: 92-458-SPHA (Item 485)
N/S Greenspring Valley Road, approx. 55' W of Macarima Lane
1718 Greenspring Valley Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Melson and Lee Hendler
HEARING DATE: July 8, 1992 at 10:30 a.m. ---POSTPONED
NEW HEARING DATE: TUESDAY, AUGUST 18, 1992 at 2:00 p.m. in Rm. 118, Courthouse

Dear Petitioner(s):

Please be advised that \$ 208.20 is due for advertising and posting of the above captioned property and
hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER
SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W.
Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same
payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or
your Order, immediate attention to this matter is suggested.

Carl John
ARNOLD JANSON
DIRECTOR

cc: William T. Fitzgerald, Esq.

*This fee represents costs incurred as to advertising and posting for the 7/8/92 hearing date and the
advertising and posting with regard to the 8/18/92 hearing date.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 5, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-458-SPHA (Item 485)
N/S Greenspring Valley Road, 55' (+/-) W of Macarim Lane
1718 Greenspring Valley Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Nelson H. and Lee M. Hendler
HEARING: WEDNESDAY, JULY 8, 1992 at 10:30 a.m. in the 106, Office Building.

Special Hearing to approve a reduction of the area of special exception previously granted for physician's offices with up to twelve guests (patients) in residence and amending the approved public hearing plan as approved in previous zoning cases (#70-116-3, #80-164-3, and #85-258-SPH) in Variance to permit accessory structure on proposed lot #2 to be located zero feet from side lot line in lieu of required 2-1/2 ft.; to permit an existing accessory structure (to be relocated) with a height of 30 ft. in lieu of permitted 15 ft.; to permit 12 parking spaces in lieu of required 22 spaces; and to permit a 16 ft. two-way drive aisle in lieu of the required 20 ft.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Nelson H. and Lee M. Hendler
William T. Fitzgerald, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 10, 1992

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 92-458-SPHA
LEGAL OWNER: NELSON H. HENDLER and LEE M. HENDLER
LOCATION: 1718 GREENSPRING VALLEY ROAD

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

TUESDAY, AUGUST 18, 1992 at 2:00 p.m.

IN THE BALTIMORE COUNTY ROOM 118, COURTHOUSE, 400 WASHINGTON AVENUE, TOWSON, MARYLAND 21204.

Lawrence E. Schmidt
Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Nelson and Lee Hendler
William T. Fitzgerald, Esq.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

June 24, 1992

(410) 887-3353

William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, MD 21218

RE: Item No. 485, Case No. 92-458-SPHA
Petitioner: Nelson H. Hendler
Petition for Special Hearing

Dear Mr. Fitzgerald:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 15th day of May, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Nelson H. Hendler, et ux
Petitioner's Attorney: William T. Fitzgerald

MICROFILMED

Public Services
Development Review Committee Response Form
Authorized signature: *Deanna A. Kennedy* Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Stephen G. And Lynn M. Swim	477	6-1-92	NC
DED DEPRM RP STP TE			
✓ Albert F. And Ann B. Nocar	478		NC
DED DEPRM RP STP TE			
Maryland Marine Manufacturing Co., Inc.	479		Comment
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480		NC
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter	481		NC
DED DEPRM RP STP TE			
✓ Nelson H. And Lee M. Hendler			NC
DED DEPRM RP STP TE			
Leon G. McKewy	486		Comment
DED DEPRM RP STP TE			
Williams Management Services, Inc.	487		Comment
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob	488		NC
DED DEPRM RP STP TE			
Matthew F. Reckenberger, Jr.	490		Comment
DED DEPRM RP STP TE			
✓ Herbert H. And Betty Rosen	491		NC
DED DEPRM RP STP TE			
Meadows Park Ltd. Ptnrshp Russel Asset Mgt, Inc.	492		Comment
DED DEPRM RP STP TE			

MICROFILMED

Public Services
Development Review Committee Response Form
Authorized signature: *Rakha J. Family* Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Stephen G. And Lynn M. Swim	477	NIC	6-1-92
DED DEPRM RP STP TE			
Albert F. And Ann B. Nocar	478	More Time	
DED DEPRM RP STP TE			
Maryland Marine Manufacturing Co., Inc.	479	More Time	
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480	NIC	
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter	481	NIC	
DED DEPRM RP STP TE			
✓ Nelson H. And Lee M. Hendler		NIC	
DED DEPRM RP STP TE			
✓ Leon G. McKewy	486	NIC	
DED DEPRM RP STP TE			
Williams Management Services, Inc.	487	NIC	
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob	488	NIC	
DED DEPRM RP STP TE			
✓ Matthew F. Reckenberger, Jr.	490	NIC	
DED DEPRM RP STP TE			
✓ Herbert H. And Betty Rosen	491	NIC	
DED DEPRM RP STP TE			
✓ Meadows Park Ltd. Ptnrshp Russel Asset Mgt, Inc.	492	NIC	
DED DEPRM RP STP TE			

MICROFILMED

92-458-SPHA 7-8-92

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bayley Avenue, Towson, MD 21204

MEMORANDUM
TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: June 24, 1992

SUBJECT: Mensana Property

INFORMATION:
Item Number: *485-92*
Petitioner: Nelson H. Hendler
Property Size: 18.14 acres
Zoning: RC 2, RC 5
Requested Action: Special Hearing, Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:
This petitioner is requesting a special hearing to reduce the area of the special exception previously granted and amending the approved public hearing plan. Also the petitioner is requesting a variance to permit an accessory structure on lot 2 to be located 0 feet from the side yard in lieu of the required 2 1/2 feet, to permit an accessory structure of 30 feet in height in lieu of the required 15 feet, to permit 12 parking spaces in lieu of the required 22 spaces and permit a 16 foot two-way drive in lieu of the required 20 feet.

Greenspring Valley Road is designated as a scenic route in the Baltimore County 1989-2000 Master Plan. Therefore, the view corridor along Greenspring Valley Road should remain undisturbed as shown on the site plan. Any new development should be restricted to be located north of the three story clinic. The area in front of the clinic up to Greenspring Valley Road should remain in its current natural state.

The petitioner proposes to remove 8 ancillary buildings and replace them with 3 new single family homes. The location of these 3 new structures should not negatively impact the historic nature of the Mensana clinic building.

Prepared by: *Francis May*

Division Chief: *RECEIVED*
ENC/PH:rdm
JUN 30 1992
ZONING OFFICE
MICROFILMED

485 ZAC/ZAC1 Pg. 1

92-458-SPHA

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and Development Management

DATE: July 16, 1992

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item 485 (Revised)
Mensana Clinic
1718 Greenspring Valley Road
Zoning Advisory Committee Meeting of July 13, 1992

A letter detailing the water usage for the proposed doctors' offices located on the 2nd floor of the proposed garage must be submitted to Ground Water Management. The septic system may be modified depending on the usage.

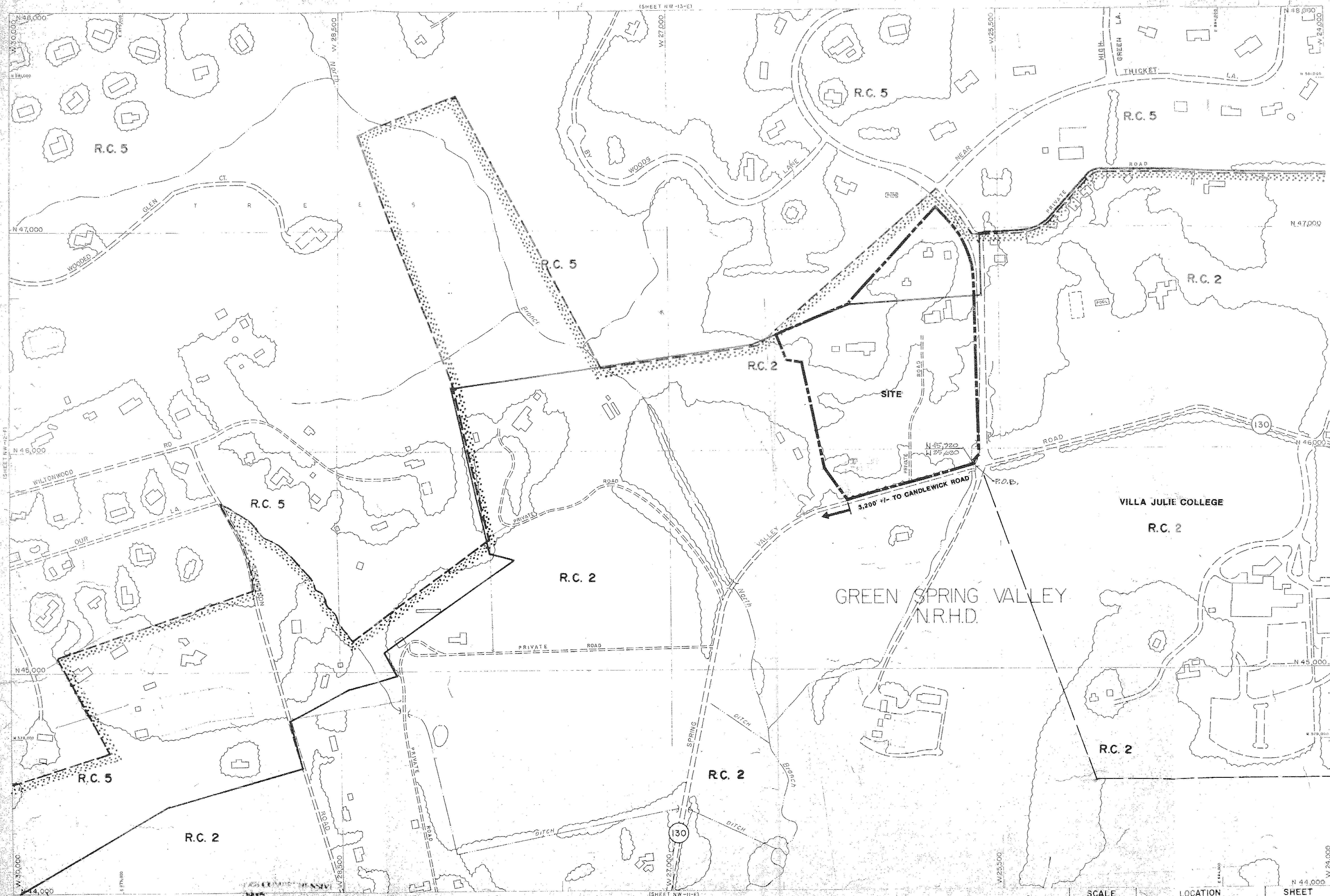
The well area for lot 4 must be relocated outside of the barn, a nitrate sample will be required.

Locate the underground fuel tank adjacent to the existing garage. The tank must be tested. If the tank is to remain, the well area on lot 4 must be a minimum of 100 ft. from the tank.

Additionally, see Development Plan comments.

JLP:sp
JABLON/S/TXTSP

RECEIVED
JUL 21 1992
ZONING OFFICE
MICROFILMED



92-458-SP4B

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1986 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1986
Bill Nos. 144-86, 145-86, 146-86, 147-86, 148-86, 149-86, 150-86
Chairman, County Council

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE 1" = 200'	LOCATION STEVENSON	SHEET N-W 12-E
DATE OF PHOTOGRAPHY JANUARY 1986		

**200' SCALE ZONING MAP
TO ACCOMPANY
SPECIAL HEARING
& VARIANCE
MENSANA PROPERTY**

D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS/LANDSCAPE ARCHITECTS/SURVEYORS/LAND PLANNERS
7715 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 944-ENGR (301) 544-3647

MICROFILMED

DATE: 5-12-92

May 14, 1979

Dr. Nelson Hendler
Mensana Clinic
Greenspring Valley Road
Stevenson, Maryland 21153

Dear Nelson:

The morning mail brought a happy event, your book with Judith Fenton "Coping With Chronic Pain". I have had an opportunity to read it through briefly. I feel the book is the most lucid and practical volume I have seen for people who suffer with pain. The classification of different types of pain personalities clarifies what had been considerable mumbo-jumbo in the medical literature. The numerous practical suggestions should, hopefully, bring relief to many victims.

Hazel-ton on the publication. I hope to see it in the best-seller list. If the publisher wishes to quote from my statement, they may feel free to do so.

Affectionately,

Solomon N. Snyder

SNS/nab

Dr. James A. Nicholas
Dr. Jeffrey Mindoff
Dr. W. Norman Scott

Lenox Hill Hospital
130 East 77th Street
New York, N.Y. 10021

March 8, 1979

Ms. Nancy Novograd
Associate Editor
Clarkson N. Potter, Inc.
Publisher
One Park Avenue
New York, New York 10016

Dear Ms. Novograd:

I am most happy to comment on COPING WITH CHRONIC PAIN by Judy Alsop-Fenton and Dr. Nelson Hendler.

I think it has much to tell all of us about pain, its manifestations as well as its mechanisms, and the importance of separating chronic pain syndromes from the acute.

I do feel that more comment on therapeutic modalities used in pain clinics, the pros and cons, and a survey of results would have made this an absolutely perfect book on the subject.

Nevertheless, all of us should read it, laymen and physicians alike, for there is much in it that applies to all of us. Certainly in my specialty both acute and chronic pain requires a thorough understanding with an open mind.

Thank you for asking me to review what was such a pleasurable task.

Sincerely,

James A. Nicholas, M.D.

JAN:pp

212 RE 7-3301
212 RE 7-6674
212 628-6066

Mensana Clinic
1718 Greenspring Avenue
Stevenson, MD 21153

Personal Business

EDITED BY AMY KRAM

Health

WHEN PAIN ITSELF IS THE DISEASE

Penny Cowan had been suffering from fibromyalgia for six years before she went to the Cleveland Clinic. A type of soft-tissue disease, the condition is painful, debilitating, and incurable. "When I got to the pain unit, I couldn't even hold a cup of coffee," says Cowan. She spent several weeks at the clinic, where a multidisciplinary team of health care professionals did the opposite of what other doctors had done: instead of concentrating on Cowan's physical symptoms, they focused on her quality of life.

One out of three Americans suffers chronic pain, ranging from persistent back aches or migraines to the agony of cancer. Yet until fairly recently, much of the medical community neglected the treatment of pain. Now, approaches are evolving to help millions of people who have been frustrated by conventional medicine. Clinics treating chronic pain have opened around the U.S., returning people to productive lives.

Close to 1,000 nonaccredited facilities bill themselves as pain clinics, but they often consist of a single practitioner, such as a chiropractor or biofeedback specialist. American Pain Society President John Reeve thinks pain patients should seek to multiple facilities.

ken leg should rest, take pain medication as needed, and pay attention to any increase in discomfort. But a patient with chronic neck pain should exercise moderately, and any dependence on drugs, and avoid "pain behavior"—the tendency to focus one's consciousness and to organize one's activity level around the pain. Successful therapy reeducates patients, in addition to addressing their suffering. "Chronic pain management is an ongoing process," says Cowan, now executive director of the non-profit American Chronic Pain Assn. in Sacramento, Calif.

Rehabilitation Facilities (CARF) has developed standards for multidisciplinary clinics, with the help of the American Pain Society. Currently, there are 127 CARF-accredited clinics in the U.S.

acute pain is treated as a symptom. But "with chronic pain, the pain is the disease," says Dr. Norman Marcus, director of the New York Pain Treatment Program at Lenox Hill Hospital. Recent research has shown that the central nervous system may even process the signals for these two types of pain differently. Many pain experts now believe chronic pain, usually defined as lasting six months or more, responds best to treatment that's virtually opposite to that for acute pain. For example, a patient with a low-

Close to 1,000 nonaccredited facilities bill themselves as pain clinics, but they often consist of a single practitioner, such as a chiropractor or biofeedback specialist. American Pain Society President John Reeve thinks pain patients should seek to multiple facilities.

986 BUSINESS WEEK/JANUARY 27, 1979

MICROFILMED

PERSONAL BUSINESS

April 12, 1982

Nelson Hendler, M.D.
Assistant Professor of Psychiatry
Clinical Director, Mensana Clinic
Greenspring Valley Road
Stevenson, MD 21153

Re: DIAGNOSIS AND NONSURGICAL MANAGEMENT OF CHRONIC PAIN

Dear Dr. Hendler:

Congratulations! I am delighted to share the news that we have just signed two contracts for the Japanese and Spanish-language translation rights with Igaku-Shoin of Tokyo and Ediciones PIM of Mexico, respectively, for your fine book cited above. Both are highly respected publishing houses, so I have no doubts that you will be pleased with the manufacture and promotion of the translated version of your book. It should be completed by August, 1983, and I will forward your copy as soon as it is received here.

Of even greater interest is that the terms of the Japanese contract include a royalty rate of 10% for the first 2000 copies and thereafter, of the list price of each copy sold, against which an advance of U.S. \$1,000 has been paid. The Spanish contract includes a straight royalty of 10% against which an advance of U.S. \$1,000 has been paid. According to our contract with you, of these amounts are payable to you, and will soon be sent from our accounting department.

It is personally very satisfying to see a quality contribution to the medical literature of the English speaking world being made available in another principal language. We again congratulate you. I urge you to contact me should you have any questions about this arrangement.

Sincerely,

Alys von Lehnden-Haslin

Alys von Lehnden-Haslin
Medical Editor and
Translations Director

AVLM/ph

MICROFILMED

1140 AVENUE OF THE AMERICAS / NEW YORK CITY 10036 / TELEPHONES: 212-575-0335
CABLE: RAVENPRESS NEW YORK

LETTERS/QUESTION/BOOK REVIEW

Vol. 3, No. 1

New England Medical Center
Boston, Massachusetts

References
Anker ST, Martin BK, Rogers MS, Carpenter PK, Graham C. Trans-dermal nitroglycerin: a new assay procedure and some pharmacokinetic parameters. *Br J Pharmacol* 1981;11:505-9.
Abernethy DR, Greenblatt DJ, Shader RI. Plasma levels of transdermal nitroglycerin and applications (unpublished manuscript).

DAVID J. GREENBLATT, MD
Tufts University School of Medicine

(pretest) sample is most meaningful; preferably, it should be drawn before the first dose of the day. It can be concluded that plasma concentrations at all other times throughout the day will be greater than or equal to this trough concentration. For patients on single bedtime doses, a late afternoon or evening sampling time is preferable.

0013-066X/82/0001-0001\$02.00/0
Journal of Clinical Psychopharmacology
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Vol. 3, No. 1
Printed in U.S.A.

BOOK REVIEW

Diagnosis and Non-Surgical Management of Chronic Pain. Nelson Hendler. Raven Press, New York, 1981. 246 pages. \$31.50.

In his preface to this laudable contribution to the chronic pain literature, Dr. Hendler predicts that the test will provide the health professional with practical tools for diagnosing and managing patients with the variety of complaints comprising the chronic pain syndrome. This goal is adequately attained. He also notes that "there is no such thing as a simple chronic pain patient," a statement worthy of emphasis.

Approximately one third of the book is devoted to an explanation of the categorization of chronic pain patients on the basis of the physical etiology of the pain, and their premorbid and current psychological status, resulting in a classification that includes four categories: Objective pain patients are those patients in whom the pathology demonstrable by clinical and laboratory studies accounts for the degree of discomfort and psychological consequences expected as a result of such pathology. The exaggerating pain patient is similar to the objective pain patient in that objective pathology is evident, but the reactions provoked by its presence are excessive. Undetermined pain patients are those in whom no identifiable pathology or premorbid psychological difficulties are present although denied. The presence of premorbid psychological difficulties also typifies the exaggerating pain patient, whereas premorbid adjustment of the undetermined pain patient and the objective pain patient is good.

This classification is founded upon Hendler's retrospective analysis of 645 patients treated at the Johns Hopkins Chronic Pain Treatment Center, of whom approximately 50% belong to the objective pain category, 15% to the undetermined category,

and the remaining 35% to the exaggerating and associative groups. The author apologizes on at least two occasions for these seemingly unattractive titles. Once accustomed to them, however, this reviewer finds them quite acceptable.

In the section entitled "Psychological Tests for Chronic Pain" the practical applications of these categories are discussed in the context of the "Hendler Ten-Minute Screening Test for Chronic Pain Patients." This test is included in its entirety in an appendix in Chapter 13, with the caveat that it is copyrighted and may only be used with the written permission of the author. Scores obtained on this test correlate well with the responses to treatment in the four categories, and they provide useful data aiding in the selection of surgical or other treatment modalities.

In his discussion of the Minnesota Multiphasic Personality Inventory and its application to the chronic pain patient, Hendler very usefully shows how the sequence of denial, anger and anxiety, depression, and finally acceptance associated with the dying patient can be applied to the chronic pain sufferer. The chapter on psychological testing is a useful resource and adequately conveys the concept that a psychological instrument for the evaluation of the chronic pain patient has yet to be satisfactorily formulated. The section on the psychopharmacology of chronic pain is likely to be considered superficial by readers of this journal but will be considered useful by many other readers. The selection of antidepressants that are serotonin agonists in chronic pain patients is emphasized. Another point of pharmacological interest is Hendler's recommendation that so-called major tranquilizers be utilized to treat individuals with myofascial syndromes that result from muscle contraction, usually as a result of anxiety. Neurologists and neurosurgeons will undoubtedly find the discussion of the anatomy of pain inadequate, but a general audience will probably appreciate the major anatomical concepts that are conveyed, while sparing them excessive detail.

This review appeared in PHYSICAL AND OCCUPATIONAL THERAPY IN GERIATRICS Vol 1, No. 4, 1982

DIAGNOSIS AND NONSURGICAL MANAGEMENT OF CHRONIC PAIN, by Nelson Hendler. Raven Press, New York, 1981, 246 pages. \$28.50

The title is quite apt in describing the contents of this book which focuses on the diagnosis and management approach practice at the Hopmed Pain Treatment Center associated with the Johns Hopkins Medical Center. Early chapters concentrate on etiology and accurate diagnoses of chronic pain while following chapters describe their non-surgical management. The book consists of 20 chapters, 246 pages and a detailed subject index. The index is very descriptive, the material is well organized, the text is very readable and extensive references follow each chapter.

The presentation of brief case studies along with excellent content on the psycho-pharmacology of chronic pain, the anatomy of pain and organization of a chronic pain treatment center contribute to the value of this book for primary care, family practitioners and students in the allied medical sciences who may have pain patients referred to them for testing and physical treatment.

While this volume does not include many case studies or content directly based on a geriatric population, the principles and management described clearly apply to any age population.

This book serves as a good library reference for any health professional on the subject of pain and is a useful acquisition for geriatricists to whom the text is directed.

Marjorie C. Becker, PhD
Director, Allied Health Education
University of Michigan Hospitals

MICROFILMED

1140 AVENUE OF THE AMERICAS / NEW YORK CITY 10036 / TELEPHONES: 212-575-0335
CABLE: RAVENPRESS NEW YORK

physical therapy

JEAN K. SHERER, Director, Publications Department
MARILYN J. LISTER, Editor

Below is the review of your publication as it appeared in the 12/84 issue of PHYSICAL THERAPY.

We appreciate the opportunity you have given us to review this publication.

Diagnosis and Treatment of Chronic Pain. Edited by Hendler NH, Long DM, Wise TN. Littleton, MA: PSG/Wright Publishing Co Inc. 1982. cloth, 257 pp. illus. \$24.50

The editors of this book chose to assemble a practical volume on the diagnosis and treatment of chronic pain. They purposely avoided an all-inclusive, encyclopedic approach. This text is designed to be a handbook for physicians, and the authors express assurance that the reader will be compensated for the gain in material by the relevance and practicality of the presentation. It appears that the most practical chapters are on the use of specific drugs and surgical techniques for treating chronic pain and ure, therefore, less practical for the physical therapist.

The book is divided into six sections: Psychological Background, Diagnosis and Clinical Tests, Treatments (Organic), Headaches, Drugs, and Management. The 21 chapters were written by 25 contributors. Topics of interest include stages of pain, acute pain response, and placebo effects on pain. The chapter on myofascial pain dysfunction syndrome is very well done and quite relevant to the physical therapist. Re-

cent material on brain opiates has been included, as has a chapter on pastoral care and religious influences on pain management. From a physical therapist's point of view, the final chapter, The Use of Physical Medicine and Rehabilitation in the Management of Pain, might have been more appropriately and accurately presented by a physical therapist.

Because of the large number of contributors, the chapters exhibit a variety of styles and formats. In some instances the authors have chosen not to reference their chapters but merely to provide selective readings. Others have documented their statements with extensive references. The book is relatively sparsely illustrated and might have benefited from a more extensive use of graphs and line drawings to clarify structures, procedures, and physiological processes. The information presented is of special interest to those therapists involved in the treatment of chronic pain. It is doubtful that it will be of general interest.

CAROLYN CRUTCHFIELD, EdD

MICROFILMED

BOOKS RECEIVED

Sex Roles and Psychopathology, edited by Cathy Spatz Widom. New York: Plenum Press, 1983. xiv + 402 pp. \$45.00.

Childhood Cancer—Impact on the Family, edited by Adolph E. Christ and Kalman Flomenhaft. New York: Plenum Press, 1984. xiii + 302 pp. \$45.00.

Recent Developments in Alcoholism, Vol. 2, edited by Marc Galanter. New York: Plenum Press, 1984. xxiii + 427 pp. \$52.50.

Freud's Study of Dream Interpretation, by Alexander Grinstein. New York: International Universities Press, 1983. xiv + 306 pp. \$25.00.

Informed Consent: A Study of Decision Making in Psychiatry, by Charles W. Lisle, Alan Meisel, Eviatar Zerubavel, Mary Carter, Regina M. Sestak, and Loren H. Roth. New York: The Guilford Press, 1984. xv + 365 pp. \$30.00.

Rene A. Spitz: Dialogues from Infancy, edited by Robert N. Emery. New York: International Universities Press, 1983. x + 484 pp. \$40.00.

Clinical Neuropsychology, Vol. 1, No. 3, September 1984

MICROFILMED

12/84

BALTIMORE COUNTY, MARYLAND

TO: Mr. Edward D. Hordey, Deputy Zoning Commissioner Date: December 11, 1989

FROM: George E. Garvello, Director of Planning

SUBJECT: Petition #70-116-X, North side of Green Spring Valley Road 4930 feet West of Greenmount Avenue. Petition for Special Exception for Boarding Houses for 25 guests.

3rd District

HEARING: Thursday, December 18, 1969 (11:00 A.M.)

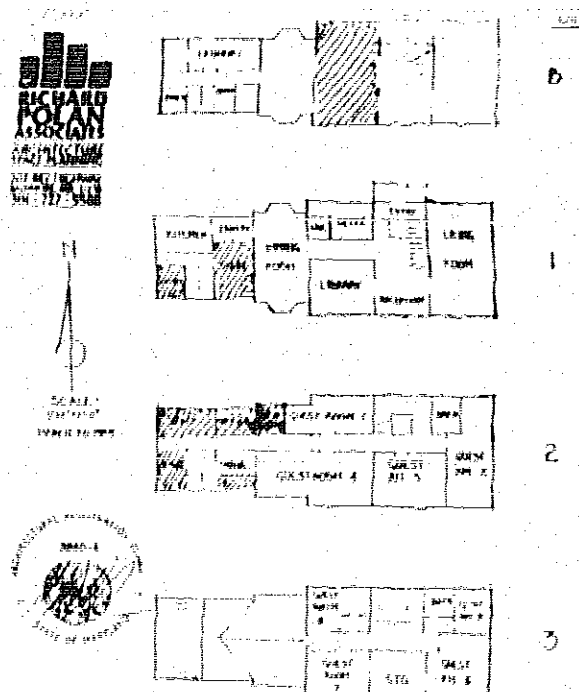
The planning staff of the Office of Planning and Zoning has reviewed the subject petition. We note that the site proposed by the petitioner would be located to a site of 70.44 acres and that, further, the buildings would be contained within still smaller area. As such, concentration of representation for traffic. Although, as indicated by the consensus of the Department of Health, this arrangement may well be satisfactory for the time being, it is not clear that the arrangement would be satisfactory in the long term. If, however, the arrangement is found to be satisfactory, the special exception, if granted, is that any failure of the sanitary disposal system will give the County authority to rescind the grant after a specified grace period. Past and present experience with septic systems indicates that such a provision may well be to the public interest.

In any event, it should be decided to grant the petition, we suggest that the grant be conditioned upon approval of the site plan,

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore:

County, this 20th day of January, 1941, that the Petitioner for Special Exception for physicians' offices in the R.C. 2 Zone and a doctor's office in the R.C. 3 Zone is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

5. The physician's office to be conducted in the main house located in the N.W. 1/4 Zone shall not exceed 1,000 square feet and shall not exceed 10 feet in height. The physician's office shall not exceed one (1) acre in area.
6. The doctor's office to be conducted in Building A located in the N.W. 1/4 Zone shall exceed 1,000 square feet and shall not exceed 10 feet in height with no more than 1000 square feet of physician with no more than 1000 in residence.
7. All other improvements constructed on the subject 100-A-20-000 shall be used in the company and for the purpose of the company and shall not be used for any other purpose than 100-A-20-000.
8. The structure shall be demolished after December 31, 1991.
9. A medical office shall be permitted in conformity with the above restrictions, shall be submitted for approval by the Oregon Department of Transportation, the Oregon Department of Public Safety, and the Office of Planning and Zoning.
10. The use allowed by and provided for in this Order shall be allowed within four years from the date listed.



2975 MENSANA

RECEIVED BY THE CLERK OF SUPERIOR COURT OF KANSAS COUNTY

On 12/12/50, per Mr. Borch, 1949, that the special exception granted in Case No. 10-10-50 has expired and, as such, the petition for special zoning is hereby denied, 1950, not under the terms of this order. Subject, however, to the following zoning change:

- The said lot(s) conveyed in C-10 No. 20-16-A shall be merged in their entirety and shall be a part of this tract.
- A revised site plan shall be submitted showing the exact site of the main lot to be 12.60 square feet, as indicated on Baltimore's Valhalla 2, and the site of building "B" shall be converted to reflect 1,660 square feet instead of 1,880 square feet.

LIMITATIONS			
(U.S.D.A. BALTIMORE COUNTY, MARYLAND MAR 27 - 8)			
TIFF:	CLASS:	WORKS WITH BAGNETTS:	STUCKS AND LOTT:
Racer			
MD01			
MD01	B	Severe-slopes	Severe-slopes
MD02	B	Severe-slopes	Severe-slopes
MD02	B	Moderate	Severe-slopes
MD02	B	Severe-slopes	Severe-slopes
Glennco C001	B	Slight	Moderate
Glennville C001	C	Severe	Severe

	CONTINUE		ACCEPTED: 25%		WANTRE
	POW		APPL		PIRE INTEREST
	PROCE RECOMMEND		STAY DAILY SERVICE		EXERCISE
	OUTSIDE LABEL		CHART PROGN		WILL-CHANG

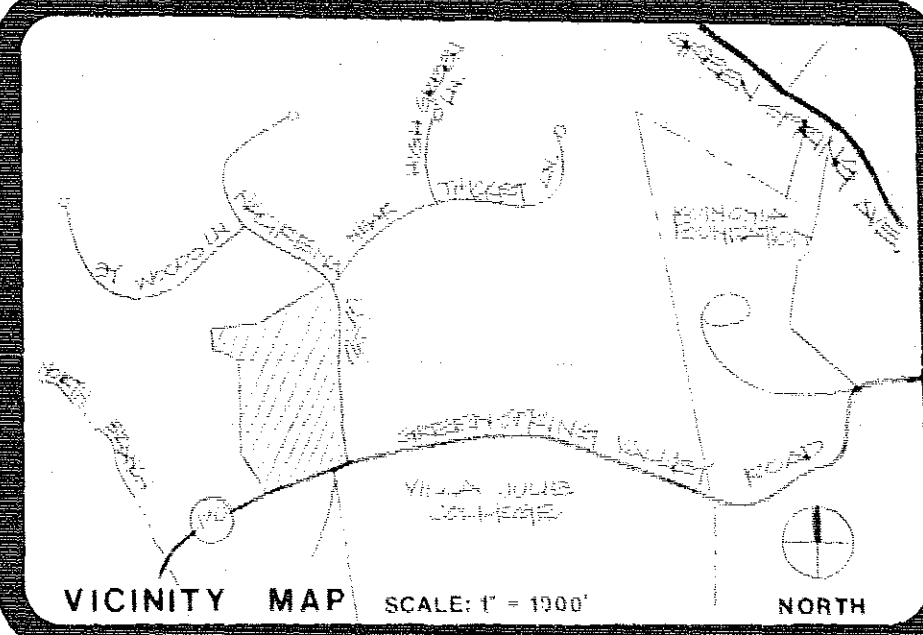
	CONGRAT		WASTAGE
	ADJUSTED LENGTH		CHARTS: IMPROVE + 12%
	ANY JUDGE FROM		CHARTS: IMPROVE + 12%
	PLANS: AVOID		

9. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

	KC-2	RC-15	TOTAL	COMMENTS
LOT #1	0.82 ACR	0	0.82 ACR	
LOT #2	0.13 ACR	2.10 ACR	2.23 ACR	AREA IN KC-2 FOR ACCESS ONLY.
LOT #3	0.25 ACR	0.55 ACR	0.80 ACR	AREA IN RC-15 FOR ACCESS ONLY.
LOT #4	4.25 ACR	0.01 ACR	4.26 ACR	
IRISHMAN W/INTERING	0.87 ACR	0.87 ACR	1.74 ACR	
TOTAL	16.01 ACR	4.13 ACR	20.14 ACR	



- [illegible]



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- [illegible]

MENSANA PROPERTY **CRG# 92-017** **PLANNING #**

**PETITIONER'S
EXHIBIT** No 3

MICROFILMED

REVIEWS

DATE: 12-24-72		
SCALE: 1" = 100'		
C.I. 51		
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
APPROVED BY:		

OWNER / DEVELOPER
LEE & NELSON HEYDLER, M.D., M.S.
1718 GREENSPRING VALLEY ROAD
STEVENSON, MD 21153
853-2403

C.R.G. PLAN

MENSANA PROPERTY

ST & A

D.S. THALER & ASSOC., INC.
SURVYORS
LAND PLANNERS
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
7115 AMBASSADOR ROAD
DALLAS, TEXAS 75231

PROJECT No. 115
SHEET No. 1
0



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 8, 1996

Ann J. Banks
Special Investigator
New Jersey Manufacturers
Insurance Company
301 Sullivan Way
West Trenton, NJ 08628-3496

RE: Zoning Verification
1718 Greenspring Valley Road
3rd Election District

Dear Mrs. Banks:

Your letter of March 5, 1996 has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The property known as 1718 Greenspring Valley Road is currently zoned R.C.-2 (Resource Conservation-Agricultural Protection). The use of the property as physicians' offices is permitted by special exception, which was previously granted in zoning cases #70-116-X, 80-164-X, 85-158-SPH, and 92-458-SPHA.

Enclosed please find a copy of Baltimore County Zoning map #NM-12E pertaining to the subject property and a copy of the order for case #92-458-SPHA.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

Jun R. Fernando
Jun R. Fernando
Planning & Zoning Associate III
Zoning Review

JRF:rye

cc: 92-458-SPHA
85-158-SPH
80-164-X
70-116-X

Printed with Soy-based ink
on Recycled paper

Dr. Nelson Handler 9/9/94
1718 Greenspring Valley Road
Stevenson, Maryland 21153
Telephone: 410-653-2403
September 6, 1994

Baltimore County Zoning Commission
Baltimore County Office Building
Room 109
11 West Chesapeake Avenue
Towson, Maryland 21204
Attention: Arnold Jablan-Director

Re: Record filed S M 65 FOLIO 102 Dated June 25, 1993

Dear Sir,

As Zoning Records will show I requested that my property be divided into four (4) sections. My request was approved by Baltimore County Zoning.

I intend to sell Sections #2, #3 and #4, and keep Section #1 known as 1718 Greenspring Valley Road a Manor House, known as MENSANA, which is on the National Register of Historic Places.

The Carriage House, which is used as a maintenance building to the Mensana Manor, was built at the same time as the Manor House and is part of the same Historic Registry, is located on Section #4 which I intend to sell.

I would greatly appreciate it Mr. Jablan, if it is within your power, to allow me to move the above Carriage House approximately 100 yards west of its present location to the yard of the Manor House. This will not only keep its usefulness as a maintenance building to the Manor House, but, also maintain the integrity of its Historic value.

Respectfully,

Dr. Nelson Handler
Dr. Nelson Handler

Enclosed copies:
1 - National Register of Historic Places
2 - Xerox copy of section of plat showing approximate new location of Carriage House

Speed Letter
In the interest of speed and accuracy we are sending to you your letter and request. If you need more information, do not hesitate to call or write. Thank you for your interest.
September 19, 1994

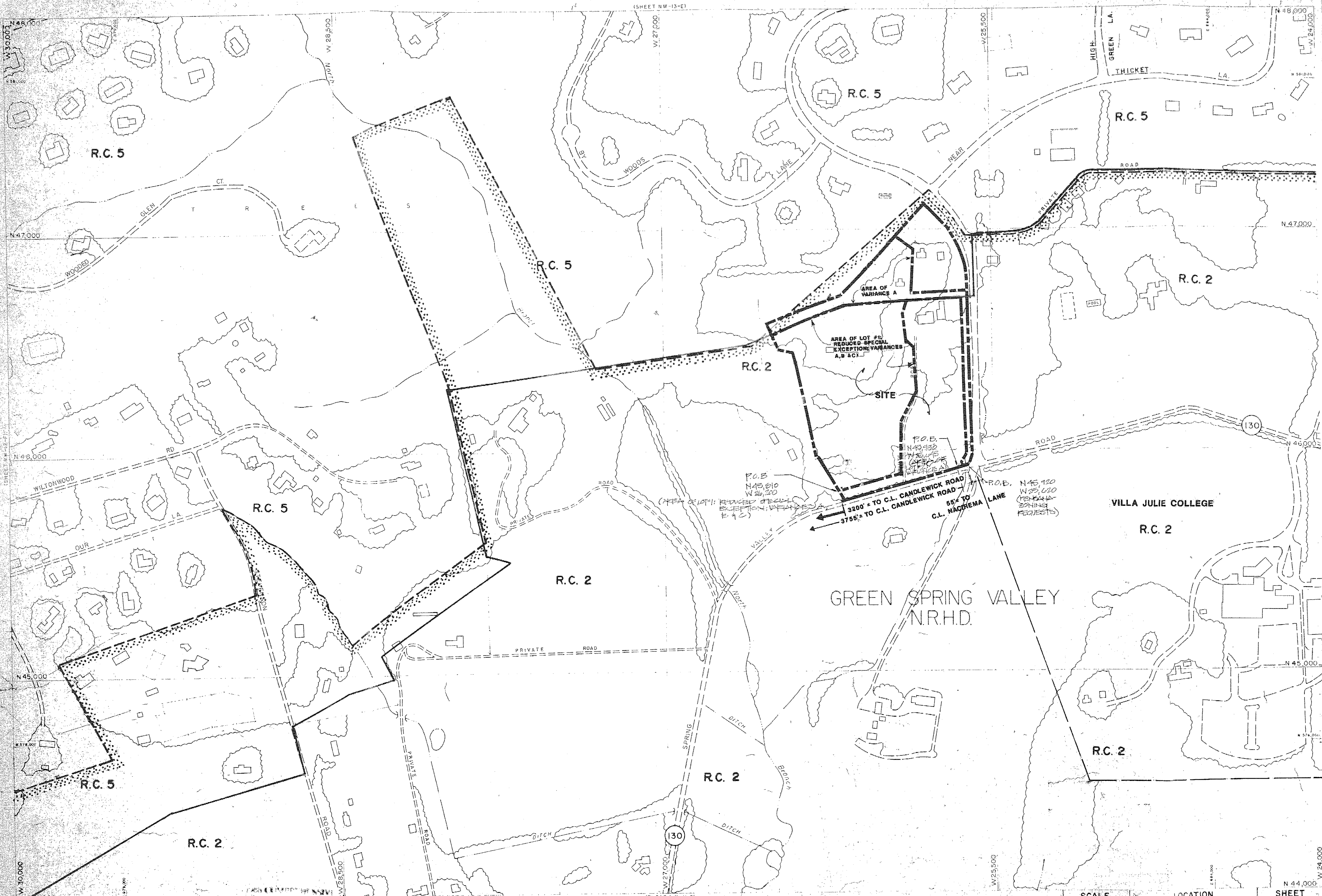
Please be advised that the carriage house, shown as an existing two-story frame garage, may be removed and relocated only to the area shown and approved on the final development plan of "Mensana Property" and petitioner's exhibit #1 of zoning case #92-458-SPHA. Any other changes of buildings or areas other than what is shown on the aforementioned documents will require a public hearing.

Enclosed please find a highlighted copy of a portion of the final development plan, which illustrates the permitted building and relocation area. If you need further assistance, please contact me at 887-3391.

Mitchell J. Kellman
Mitchell J. Kellman
Planner II

MJK:scj

Enc. Enclosure



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
S.M. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Robert J. [Signature]
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE 1" = 200'	LOCATION STEVENSON	SHEET N.W. 12-E
DATE OF PHOTOGRAPHY JANUARY 1986		

92.458-SPHA
#485
REV. 6/30/92

**200' SCALE ZONING MAP
TO ACCOMPANY
SPECIAL HEARING
& VARIANCE
MENSANA PROPERTY**

D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS/LANDSCAPE ARCHITECTS/SURVEYORS/LAND PLANNERS
7718 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 844-ENGR (301) 844-2647

MICROFILMED

DATE: 5-12-92

variances. She did, however, request that a restriction be placed within the Order prohibiting development on lot No. 4 closer to Greenspring Valley Road than the location of the existing Pain Clinic. That is, the Valleys Planning Council believes that the rural appearance of the property, when viewed from Greenspring Valley Road, should be maintained. In view of the agricultural scheme of this locale, I am in agreement with her concerns. Thus, for lot No. 4, I will restrict my Order to prohibit construction in that portion of the lot which would be defined as contiguous to the front yard of lot No. 1. That is, the front yard of lot No. 1 is measured by computing the area which lies between Greenspring Valley Road and the front building envelope of the Pain Clinic. If this area were to be extended by a straight line from the front of the aforementioned building envelope across lot No. 4 to Nacarima Road, my Order will restrict construction within the front yard established by said extension.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of August, 1992, that, pursuant to the Petition for Special Hearing, approval of a reduction of the area of the property for which a special exception was previously granted in zoning cases Nos. 70-116-X, 80-164-X and 85-158-SPH for physicians' offices with facilities for 12 patients and residents, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure on proposed lot No. 2 (tennis court) to be located 0

ft. from the side lot line, in lieu of the required 2-1/2 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that a Petition for Variance to permit an existing accessory structure with a height of 30 ft., in lieu of the required 15 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that a Petition for Variance from Sections 409.6 and 409.4A of the B.C.Z.R. to permit 23 parking spaces, in lieu of the required 33, and to permit a 16 ft. 2-way drive aisle, in lieu of the required 20 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. There shall be no construction within that portion of lot No. 4 located between Greenspring Valley Road and the front yard of the aforementioned lot, as measured from the front building envelope of the existing three story Clinic building; as more fully set forth in the above Findings of Fact and Conclusion of Law.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-4386

August 25, 1992

William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, Maryland 21218

RE: Petitions for Special Hearing and Zoning Variance
Nelson H. and Lee M. Hendler, Petitioners
Case No. 92-458-SPHA

Dear Mr. Fitzgerald:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.
cc: Dr. Nelson H. Hendler
cc: Mr. Alan E. Scoll, D.S. Thaler and Associates
cc: Ms. Margaret Worrall, Valleys Planning Council, Inc.

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 1718 Greenspring Valley Road
Stevenson, Maryland 21153
which is presently zoned RC2/RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 503.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a reduction of the area of special exception previously granted for physicians' offices with up to twelve guests (patients) in residence and amending the approved public hearing plan as approved in previous zoning cases (#70-116-X, #80-164-X and #85-258-SPH).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With an advisory decision and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessor: Nelson H. Hendler
(Type or Print Name)
Signature: [Signature]
Address: Lee M. Hendler
City: State: Zipcode: 21153

Attorney for Petitioner: William T. Fitzgerald, Esquire
(Type or Print Name)
Signature: [Signature]
Address: 52 E. 26th Street 410-366-3816
City: Baltimore, Maryland 21218

Signature: [Signature]
Address: 1718 Greenspring Valley Rd. 410-653-2403
City: Stevenson, Maryland 21153
City: State: Zipcode: 21153

Signature: [Signature]
Address: William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, MD 21218 410-366-3816
City: Baltimore, Maryland 21218

Signature: [Signature]
Address: [Address]
City: State: Zipcode: [Zipcode]

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 1718 Greenspring Valley Road
Stevenson, Maryland 21153
which is presently zoned RC2/RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 503.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a reduction of the area of the special exception previously granted for physicians' offices with up to twelve guests (patients) in residence, relocating previously permitted and approved use of doctor's office and amending the approved public hearing plan as approved in previous zoning cases (#70-116-X, #80-164-X and #85-258-SPH).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With an advisory decision and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessor: Nelson H. Hendler
(Type or Print Name)
Signature: [Signature]
Address: Lee M. Hendler
City: State: Zipcode: 21153

Attorney for Petitioner: William T. Fitzgerald, Esquire
(Type or Print Name)
Signature: [Signature]
Address: 52 E. 26th Street 410-366-3816
City: Baltimore, Maryland 21218

Signature: [Signature]
Address: 1718 Greenspring Valley Road 410-653-2403
City: Stevenson, Maryland 21153
City: State: Zipcode: 21153

Signature: [Signature]
Address: William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, Maryland 21218 410-366-3816
City: Baltimore, Maryland 21218

Signature: [Signature]
Address: [Address]
City: State: Zipcode: [Zipcode]

DESCRIPTION TO ACCOMPANY SPECIAL HEARING
FOR ZONING PURPOSES ONLY
MENSANA PROPERTY

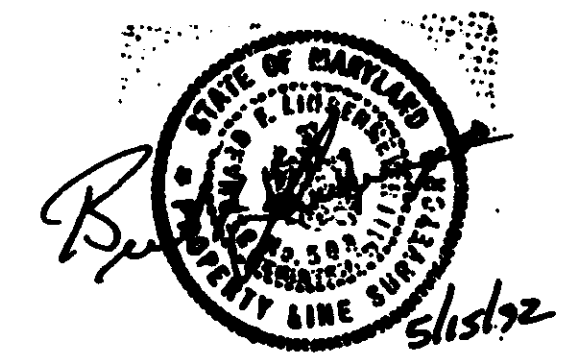
Beginning at a point North 32 18'15" West 38 feet distant from the centerline of Greenspring Valley Road and 3,200 feet east of its intersection with Candlewick Road; thence, the following fifteen (15) courses and distances:

1. North 32 18'35" West 220.00 feet to a point;
2. North 09 48'54" West 212.54 feet to a point;
3. North 12 33'01" West 255.74 feet to a point;
4. North 78 43'48" West 61.39 feet to a point;
5. North 25 49'32" West 75.00 feet to a point;
6. North 67 45'00" East 340.00 feet to a point;
7. North 88 45'00" East 307.00 feet to a point;
8. South 37 45'00" West 30.00 feet to a point;
9. South 03 15'00" East 150.00 feet to a point;
10. South 44 15'00" East 55.00 feet to a point;
11. South 08 15'00" East 200.00 feet to a point;
12. South 28 45'00" West 150.00 feet to a point;
13. South 05 45'00" West 80.00 feet to a point;
14. South 02 48'58" West 159.70 feet to a point;
15. South 75 04'30" West 295.00 to the point of beginning.

Containing 8.82 acres of land, more or less.

page 2
Description to Accompany
Special Hearing for Zoning
Purposes Only
Mensana Property
May 15, 1992

Being a part of that tract of land recorded in Deed Liber No. 8014 folio 281 and known as 1718 Greenspring Valley Road in the Eighth Election District of Baltimore County, Maryland.



MICROFILMED

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 1718 Greenspring Valley Road
Stevenson, Maryland 21153
which is presently zoned RC2/RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 409.6 and 409.4A of the Zoning Regulations of Baltimore County, to permit an accessory structure on proposed lot 2 to be located 0 feet from side lot line in lieu of required 2 1/2 feet and to permit an existing accessory structure (to be relocated) with a height of 30 feet in lieu of permitted 15 feet. (B)S.409.6 and .409.4A to permit 12 parking spaces in lieu of required 22 spaces and to permit a 16 foot two-way drive aisle in lieu of the required 20 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With an advisory decision and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessor: Nelson H. Hendler
(Type or Print Name)
Signature: [Signature]
Address: Lee M. Hendler
City: State: Zipcode: 21153

Attorney for Petitioner: William T. Fitzgerald, Esquire
(Type or Print Name)
Signature: [Signature]
Address: 52 E. 26th Street 410-366-3816
City: Baltimore, Maryland 21218

Signature: [Signature]
Address: 1718 Greenspring Valley Road 410-653-2403
City: Stevenson, Maryland 21153
City: State: Zipcode: 21153

Signature: [Signature]
Address: William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, MD 21218 410-366-3816
City: Baltimore, Maryland 21218

Signature: [Signature]
Address: [Address]
City: State: Zipcode: [Zipcode]

ATTACHMENT TO PETITION FOR VARIANCE FOR THE PROPERTY LOCATED
AT 1718 GREENSPRING VALLEY ROAD, STEVENSON, MARYLAND 21153

The variances from the setback, height and off-street parking regulations requested by the above-referenced Petition should be granted because strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty. Compliance by this property with the strict letter of the restrictions governing setback, height and off-street parking would render conformity with such restrictions unnecessarily burdensome. The accessory structures in question serve existing permitted uses. The variances being requested are in connection with a development plan presently pending in the County to subdivide the property into four (4) lots. This development plan, when approved, will actually reduce the permitted use of the property by eliminating a doctor's office, 4 car garage and three (3) one-family, 2-story dwellings. To require the owner to bring these accessory structures which have been serving a long-standing existing permitted use into compliance with the strict letter of the applicable restrictions when the new use would be reduced under the new development plan would be unnecessarily burdensome.

In addition, granting the requested variances would do substantial justice to the applicant as well as to the other property owners in the district and a lesser relaxation than that applied for would not give substantial relief to the owner of the property involved or be more consistent with justice to the other property owners. Again, the relief requested simply confirms long-standing permitted uses which have been consistent with substantial justice to the owner and the other property owners in the district for years, and the new uses under the pending development plan will also be consistent with justice to the other property owners by conforming more closely to the surrounding uses as luxury residential housing.

Last, the requested variances can be granted in strict harmony with the spirit and intent of the setback, height and off-street parking regulations and without substantial injury to public health, safety, and general welfare. The accessory structures have existed for a number of years without injury to public health, safety or general welfare. This will not change if the relief requested is granted. The existing parking has adequately served a long-standing existing permitted use which is to continue. The driveway will actually serve less permitted use if the relief requested is granted and the development plan is approved, and, therefore will not injure public health, safety or general welfare. Granting the relief requested would bring the entire property into closer conformance to the surrounding neighborhood and thus would be in strict harmony with the spirit and intent of the applicable regulations.

MICROFILMED

DESCRIPTION TO ACCOMPANY VARIANCE REQUESTS
FOR ZONING PURPOSES ONLY

MENSANA PROPERTY

Beginning for the same at a point in the centerline of Greenspring Valley Road, said point of beginning being South 75° 04' 30" West 55 feet more or less from the intersection of the centerline of Greenspring Valley Road and Nacirema Lane, running thence binding on the centerline of Greenspring Valley Road, (1) South 75° 04' 30" West 564.88 feet, running thence leaving the centerline of said road the seven (7) following courses viz: (2) North 32° 18' 35" West 258.28 feet, (3) North 09° 46' 54" West 212.54 feet, (4) North 12° 33' 01" West 255.74 feet, (5) North 78° 43' 46" West 61.39 feet, (6) North 25° 49' 32" West 139.83 feet, (7) North 69° 22' 35" East 367.17 feet and (8) North 44° 13' 57" East 580.59 feet to intersect the west side of Nacirema Lane as shown on a plat dated September 25, 1975 entitled "Section One Greenspring," and recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 39 folio 6, running thence binding on said west side of Nacirema Lane as shown on said plat the five (5) following courses, viz: (9) southwesterly by a curve to the right, having a radius of 700.00 feet for a distance of 100.33 feet, said curve being subtended by a chord bearing South 43° 50' 04" East 100.25 feet, (10) southwesterly by a curve to the right, having a radius of 400.00 feet for a distance of 272.64 feet, said curve being subtended by a chord

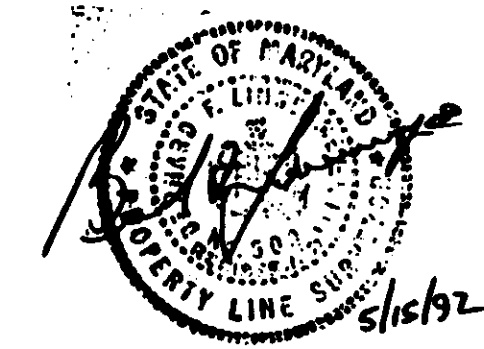
MICROFILMED

page 2
May 15, 1992
DESCRIPTION TO ACCOMPANY VARIANCE
REQUESTS MENSANA PROPERTY

bearing South 20° 12' 06" East 267.40 feet, (11) South 00° 40' 30" East 834.90 feet, (12) South 37° 17' 58" West 47.30 feet and (13) South 14° 43' 30" East 20.00 feet to the place of beginning.

Containing 18.14 acres of land, more or less.

Being all that tract of land recorded in Deed Liber No. 8014 folio 281 and known as 1718 Greenspring Valley Road in the Eighth Election District of Baltimore County, Maryland.



MICROFILMED

92-458-SPHA
#485 REV 6/30/92
Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 1718 Greenspring Valley Road
Stevenson, Maryland 21153
which is presently zoned RC2/RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) A-S.400.1 to permit accessory structure on proposed Lot 2 to be located 0 feet from side lot line in lieu of required 2 1/2 feet. B-S.409.6 and 409.4 to permit 23 parking spaces in lieu of required 27 spaces and to permit a 16 foot two-way drive aisle in lieu of the required 20 feet. C-S.102.2 to permit a 45 foot between buildings setback in lieu of the required 70 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee	Legal Owner(s)
(Type or Print Name)	Nelson H. Hendler
Signature	<i>Nelson H. Hendler</i>
Address	Lee M. Hendler
City	Stevenson, Maryland 21153
State	MD
Zip Code	21153
Attorney for Petitioner	William T. Fitzgerald, Esquire
(Type or Print Name)	57 E. 26th Street
Signature	Baltimore, Maryland 21218
City	MD
State	21218
Zip Code	410-366-3816
Office Use Only	
ESTIMATED LENGTH OF HEARING	Indicate Date for Hearing
Re following date	Next Two Months
ALL	OTHER
REVIEWED BY	DATE 6/30/92

ATTACHMENT TO PETITION FOR VARIANCE FOR THE PROPERTY LOCATED
AT 1718 GREENSPRING VALLEY ROAD, STEVENSON, MARYLAND 21153

The variances from the setback and off-street parking regulations requested by the above-referenced Petition should be granted because strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty. Compliance by this property with the strict letter of the restrictions governing setback and off-street parking would also render conformity with such restrictions unnecessarily burdensome. The principal and accessory structures in question serve existing permitted uses. The variances being requested are in connection with a development plan presently pending in the County to subdivide the property into four (4) lots. This development plan, when approved, will actually reduce the permitted use of the property by eliminating a 4 car garage and three (3) one-family, 2-story dwellings. To require the owner to bring these structures which have been serving a long-standing existing permitted use into compliance with the strict letter of the applicable restrictions when the new use would be reduced under the new development plan would be unnecessarily burdensome.

In addition, granting the requested variances would do substantial justice to the applicant as well as to the other property owners in the district and a lesser relaxation than that applied for would not give substantial relief to the owner of the property involved or be more consistent with justice to the other property owners. Again, the relief requested simply confirms long-standing permitted uses which have been consistent with substantial justice to the owner and the other property owners in the district for years, and the new uses under the pending development plan will also be consistent with justice to the other property owners by conforming more closely to the surrounding uses as luxury residential housing.

Last, the requested variances can be granted in strict harmony with the spirit and intent of the setback and off-street parking regulations and without substantial injury to public health, safety, and general welfare. The structures and uses have existed for a number of years without injury to public health, safety or general welfare. This will not change if the relief requested is granted. The existing parking has adequately served a long-standing existing permitted use which is to continue. The driveway will actually serve less permitted use if the relief requested is granted and the development plan is approved, and, therefore will not injure public health, safety or general welfare. The between buildings setback requested also should cause no such injury. Granting the relief requested would bring the entire property into closer conformance to the surrounding neighborhood and thus would be in strict harmony with the spirit and intent of the applicable regulations.

MICROFILMED

DESCRIPTION TO ACCOMPANY SPECIAL HEARING
FOR ZONING PURPOSES ONLY

MENSANA PROPERTY

Beginning for the same at a point in the centerline of Greenspring Valley Road, said point of beginning being South 75° 04' 30" West 55 feet more or less from the intersection of the centerline of Greenspring Valley Road and Nacirema Lane, running thence binding on the centerline of Greenspring Valley Road, (1) South 75° 04' 30" West 564.88 feet, running thence leaving the centerline of said road the seven (7) following courses viz: (2) North 32° 19' 55" West 257.98 feet, (3) North 09° 46' 27" West 212.50 feet, (4) North 12° 33' 36" West 255.74 feet, (5) North 78° 44' 46" West 61.39 feet, (6) North 25° 46' 53" West 140.18 feet, (7) North 69° 22' 35" East 367.17 feet and (8) North 44° 13' 57" East 580.59 feet to intersect the west side of Nacirema Lane as shown on a plat dated September 25, 1975 entitled "Section One Greenspring," and recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 39 folio 6, running thence binding on said west side of Nacirema Lane as shown on said plat the five (5) following courses, viz: (9) southwesterly by a curve to the right, having a radius of 700.00 feet for a distance of 100.33 feet, said curve being subtended by a chord bearing South 43° 50' 04" East 100.25 feet, (10) southwesterly by a curve to the right, having a radius of 400.00 feet for a distance of 272.64 feet, said curve being subtended by a chord

MICROFILMED

page 2
June 16, 1992
DESCRIPTION TO ACCOMPANY SPECIAL HEARING
REQUESTS - MENSANA PROPERTY

bearing South 20° 12' 06" East 267.40 feet, (11) South 00° 40' 30" East 834.90 feet, (12) South 37° 17' 58" West 47.30 feet and (13) South 14° 43' 30" East 20.00 feet to the place of beginning.

Containing 18.14 acres of land, more or less.

Being all that tract of land recorded in Deed Liber No. 8014 folio 281 and known as 1718 Greenspring Valley Road in the Eighth Election District of Baltimore County, Maryland.



MICROFILMED

DESCRIPTION TO ACCOMPANY SPECIAL HEARING
FOR ZONING PURPOSES ONLY

MENSANA PROPERTY

LOT NO. 1 - AREA OF REDUCED SPECIAL EXCEPTION
VARIANCES 'A,' 'B' AND 'C'

Beginning at a point North 32° 19' 55" West 41.92 feet distant from the centerline of Greenspring Valley Road and 3,200 feet east of its intersection with Candlewick Road; thence, the following seventeen (17) courses and distances:

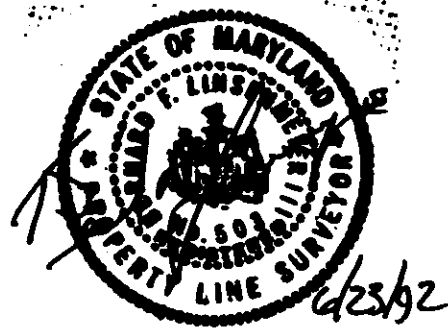
1. North 32° 19' 55" West 216.06 feet to a point;
2. North 09° 46' 27" West 212.50 feet to a point;
3. North 12° 33' 36" West 255.74 feet to a point;
4. North 78° 44' 46" West 61.39 feet to a point;
5. North 25° 46' 53" West 77.60 feet to a point;
6. North 67° 52' 25" East 346.97 feet to a point;
7. North 86° 07' 17" East 305.00 feet to a point;
8. South 37° 09' 12" West 37.12 feet to a point;
9. South 02° 35' 41" East 148.17 feet to a point;
10. South 43° 14' 36" East 43.85 feet to a point;
11. South 11° 30' 18" East 43.54 feet to a point;
12. South 01° 22' 59" East 149.20 feet to a point;
13. South 11° 54' 28" West 53.64 feet to a point;
14. South 30° 40' 56" West 70.98 feet to a point;
15. South 18° 56' 01" West 61.01 feet to a point;
16. South 00° 28' 43" East 225.97 feet to a point;
17. South 75° 04' 30" West 295.92 feet to the point of beginning.

Containing 8.78 acres of land, more or less.

MICROFILMED

page 2
Description to Accompany
Special Hearing for Zoning
Purposes Only
Mensana Property
June 16, 1992

Being a part of that tract of land recorded in Deed
Liber No. 8014 folio 281 and known as 1718 Greenspring
Valley Road in the Eighth Election District of Baltimore
County, Maryland.



MICROFILMED

DESCRIPTION TO ACCOMPANY VARIANCE REQUEST
FOR ZONING PURPOSES ONLY

MENSANA PROPERTY
LOT NO. 2 - VARIANCE 'A'

Beginning at a point northwest 40 feet, more or less,
distant from the centerline of Greenspring Valley Road and
3755 feet East of its intersection with Candlewick Road;
thence, the following thirteen (13) courses and distances:

1. North 37°17'58" East 37.36 feet to a point;
2. North 00°40'30" West 715.73 feet to a point;
3. South 86°07'17" West 540.31 feet to a point;
4. South 67°52'25" West 346.97 feet to a point;
5. North 25°46'53" West 62.58 feet to a point;
6. North 69°22'35" East 367.17 feet to a point;
7. North 44°13'57" East 376.59 feet to a point;
8. South 40°40'55" East 103.53 feet to a point;
9. South 01°04'17" West 204.56 feet to a point;
10. North 86°07'17" East 230.00 feet to a point;
11. South 00°40'30" East 740.53 feet to a point;
12. South 37°17'58" West 26.00 feet to a point;
13. South 75°04'30" West 19.59 feet to the point of
beginning.

Containing 2.28 acres of land, more or less.

Being a part of that tract of land recorded in Deed
Liber No. 8014 folio 281 and known as 1718 Greenspring
Valley road in the Eighth Election District of Baltimore
County, Maryland.



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: July 30-92
Posted for: Special Hearing to V. Mensana
Petitioner: Nelson H. Hendler et al.
Location of property: N/S of Greenspring Valley Road S.E. W.
of P. Mensana Lane
Location of Sign: North side of Greenspring Valley Road
Approx. 100' West of P. Mensana Lane
Remarks:
Posted by: S. Zake Publisher
Number of Signs: 2 Date of return: July 31-92

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1992
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN,

S. Zake Publisher

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 24, 1992
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on July 23, 1992

THE JEFFERSONIAN,

S. Zake Publisher

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 123407
DATE: 5/18/92 ACCOUNT: 8001-
AMOUNT: \$ 500.00

RECEIVED FROM: NELSON HENDLER (MENSANA CLINIC)

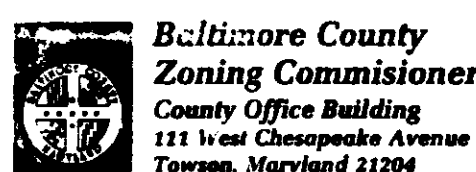
FOR: COMMERCIAL VAR & SPH

04/00:800291CHRC \$500.00

VALIDATION OR SIGNATURE OF CARRIER

PRINTED BY: YELLOW CARRIER

92-458-SPHA



92-458-SPHA
#485

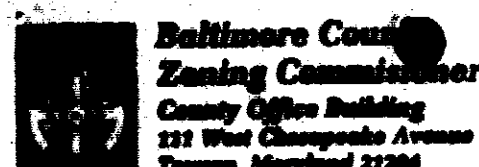
Account: R-001-4190
Number

DATE: 5/15/92
PUBLIC HEARING FEES 1 X \$250.00
ZONING VARIANCE (OTHER) 1 X \$250.00
LAST NAME OF OWNER: HENDLER

0440:8010-11CHRC \$100.00
BA 0010:49A06-30-92
Please Make Checks Payable To: Baltimore County

receipt

MICROFILMED

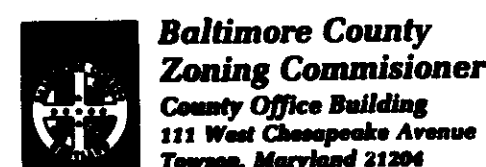


receipt

DATE: 5/07/92
PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$208.20
TOTAL: \$208.20
LAST NAME OF OWNER: HENDLER

Please Make Checks Payable To: Baltimore County \$208.20
BA 0010:49A06-30-92

MICROFILMED



receipt

Account: R-001-4190
Number

5/15/92 H9200485
PUBLIC HEARING FEES QTY PRICE
020 -ZONING VARIANCE (OTHER) 1 X \$250.00
040 -SPECIAL HEARING (OTHER) 1 X \$250.00
TOTAL: \$500.00
LAST NAME OF OWNER: HENDLER

Please Make Checks Payable To: Baltimore County

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6-18-92

Melson and Lee Hendler
1718 Greenspring Valley Road
Stevenson, Maryland 21153

RE:
CASE 92-458-SPHA (Item 485)
N/S Greenspring Valley Road, 55'(-/-) W of Macarima Lane
1718 Greenspring Valley Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Melson H. and Lee H. Hendler
HEARING DATE: WEDNESDAY, JULY 8, 1992 at 10:30 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 95.40 is due for advertising and posting of the above captioned
property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SIGN(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER
SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W.
Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same
payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or
your order, immediate attention to this matter is suggested.

Carl J. Johnson
DIRECTOR

cc: William T. Fitzgerald, Esq.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 27, 1992

Melson and Lee Hendler
1718 Greenspring Valley Road
Stevenson, Maryland 21153

RE:
Case Number: 92-458-SPHA (Item 485)
N/S Greenspring Valley Road, approx. 55' W of Macarima Lane
1718 Greenspring Valley Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Melson and Lee Hendler
HEARING DATE: July 8, 1992 at 10:30 a.m. ---POSTPONED
NEW HEARING DATE: TUESDAY, AUGUST 18, 1992 at 2:00 p.m. in Rm. 118, Courthouse

Dear Petitioner(s):

Please be advised that \$ 208.20 is due for advertising and posting of the above captioned property and
hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SIGN(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER
SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W.
Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same
payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or
your order, immediate attention to this matter is suggested.

Carl J. Johnson
DIRECTOR

cc: William T. Fitzgerald, Esq.

*This fee represents costs incurred as to advertising and posting for the 7/8/92 hearing date and the
advertising and posting with regard to the 8/18/92 hearing date.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 5, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-458-SPHA (Item 485)
N/S Greenspring Valley Road, 55' (+/-) W of Macarim Lane
1718 Greenspring Valley Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Nelson H. and Lee M. Hendler
HEARING: WEDNESDAY, JULY 8, 1992 at 10:30 a.m. in the 106, Office Building.

Special Hearing to approve a reduction of the area of special exception previously granted for physician's offices with up to twelve guests (patients) in residence and amending the approved public hearing plan as approved in previous zoning cases (#70-116-3, #80-164-3, and #85-258-SPH) in Variance to permit accessory structure on proposed lot #2 to be located zero feet from side lot line in lieu of required 2-1/2 ft.; to permit an existing accessory structure (to be relocated) with a height of 30 ft. in lieu of permitted 15 ft.; to permit 12 parking spaces in lieu of required 22 spaces; and to permit a 16 ft. two-way drive aisle in lieu of the required 20 ft.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Nelson H. and Lee M. Hendler
William T. Fitzgerald, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 10, 1992

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 92-458-SPHA
LEGAL OWNER: NELSON H. HENDLER and LEE M. HENDLER
LOCATION: 1718 GREENSPRING VALLEY ROAD

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

TUESDAY, AUGUST 18, 1992 at 2:00 p.m.

IN THE BALTIMORE COUNTY ROOM 118, COURTHOUSE, 400 WASHINGTON AVENUE, TOWSON, MARYLAND 21204.

Lawrence E. Schmidt
Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Nelson and Lee Hendler
William T. Fitzgerald, Esq.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

June 24, 1992

(410) 887-3353

William T. Fitzgerald, Esquire
52 E. 26th Street
Baltimore, MD 21218

RE: Item No. 485, Case No. 92-458-SPHA
Petitioner: Nelson H. Hendler
Petition for Special Hearing

Dear Mr. Fitzgerald:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 15th day of May, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Nelson H. Hendler, et ux
Petitioner's Attorney: William T. Fitzgerald

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Public Services
Development Review Committee Response Form
Authorized signature: *Deanna A. Kennedy* Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Stephen G. And Lynn M. Swim	477		6-1-92 NC
DED DEPRM RP STP TE			
✓ Albert F. And Ann B. Nocar	478		NC
DED DEPRM RP STP TE			
Maryland Marine Manufacturing Co., Inc.	479		Comment
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480		NC
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter	481		NC
DED DEPRM RP STP TE			
✓ Nelson H. And Lee M. Hendler			NC
DED DEPRM RP STP TE			
Leon G. McKewy	486		Comment
DED DEPRM RP STP TE			
Williams Management Services, Inc.	487		Comment
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob	488		NC
DED DEPRM RP STP TE			
Matthew F. Reckenberger, Jr.	490		Comment
DED DEPRM RP STP TE			
✓ Herbert H. And Betty Rosen	491		NC
DED DEPRM RP STP TE			
Meadows Park Ltd. Ptnrshp Russel Asset Mgt, Inc.	492		Comment
DED DEPRM RP STP TE			

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Public Services
Development Review Committee Response Form
Authorized signature: *Rakha J. Family* Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Stephen G. And Lynn M. Swim	477	NIC	6-1-92
DED DEPRM RP STP TE			
Albert F. And Ann B. Nocar	478	More Time	
DED DEPRM RP STP TE			
Maryland Marine Manufacturing Co., Inc.	479	More Time	
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480	NIC	
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter	481	NIC	
DED DEPRM RP STP TE			
✓ Nelson H. And Lee M. Hendler		NIC	
DED DEPRM RP STP TE			
✓ Leon G. McKewy	486	NIC	
DED DEPRM RP STP TE			
✓ Williams Management Services, Inc.	487	NIC	
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob	488	NIC	
DED DEPRM RP STP TE			
✓ Matthew F. Reckenberger, Jr.	490	NIC	
DED DEPRM RP STP TE			
✓ Herbert H. And Betty Rosen	491	NIC	
DED DEPRM RP STP TE			
✓ Meadows Park Ltd. Ptnrshp Russel Asset Mgt, Inc.	492	NIC	
DED DEPRM RP STP TE			

MICROFILMED

92-458-SPHA 7-8-92

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bayley Avenue, Towson, MD 21204

MEMORANDUM
TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: June 24, 1992

SUBJECT: Mensana Property

INFORMATION:
Item Number: *43492-6607-92*

Petitioner: Nelson H. Hendler

Property Size: 18.14 acres

Zoning: RC 2, RC 5

Requested Action: Special Hearing, Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:
This petitioner is requesting a special hearing to reduce the area of the special exception previously granted and amending the approved public hearing plan. Also the petitioner is requesting a variance to permit an accessory structure on lot 2 to be located 0 feet from the side yard in lieu of the required 2 1/2 feet, to permit an accessory structure of 30 feet in height in lieu of the required 15 feet, to permit 12 parking spaces in lieu of the required 22 spaces and permit a 16 foot two-way drive in lieu of the required 20 feet.

Greenspring Valley Road is designated as a scenic route in the Baltimore County 1989-2000 Master Plan. Therefore, the view corridor along Greenspring Valley Road should remain undisturbed as shown on the site plan. Any new development should be restricted to be located north of the three story clinic. The area in front of the clinic up to Greenspring Valley Road should remain in its current natural state.

The petitioner proposes to remove 8 ancillary buildings and replace them with 3 new single family homes. The location of these 3 new structures should not negatively impact the historic nature of the Mensana clinic building.

Prepared by: *Francis May*

Division Chief: *RECEIVED*
JUN 30 1992
ZONING OFFICE

MICROFILMED

485 ZAC/ZAC1 Pg. 1

92-458-SPHA

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and Development Management

DATE: July 16, 1992

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item 485 (Revised)
Mensana Clinic
1718 Greenspring Valley Road
Zoning Advisory Committee Meeting of July 13, 1992

A letter detailing the water usage for the proposed doctors' offices located on the 2nd floor of the proposed garage must be submitted to Ground Water Management. The septic system may be modified depending on the usage.

The well area for lot 4 must be relocated outside of the barn, a nitrate sample will be required.

Locate the underground fuel tank adjacent to the existing garage. The tank must be tested. If the tank is to remain, the well area on lot 4 must be a minimum of 100 ft. from the tank.

Additionally, see Development Plan comments.

JLP:sp

JABLON/S/TXTSP

RECEIVED
JUL 21 1992
ZONING OFFICE

MICROFILMED

May 14, 1979

Dr. Nelson Hendler
Mensana Clinic
Greenspring Valley Road
Stevenson, Maryland 21153

Dear Nelson:

The morning mail brought a happy event, your book with Judith Fenton "Coping With Chronic Pain". I have had an opportunity to read it through briefly. I feel the book is the most lucid and practical volume I have seen for people who suffer with pain. The classification of different types of pain personalities clarifies what had been considerable mumbo-jumbo in the medical literature. The numerous practical suggestions should, hopefully, bring relief to many victims.

Hazel-ton on the publication. I hope to see it in the best-seller list. If the publisher wishes to quote from my statement, they may feel free to do so.

Affectionately,

Solomon N. Snyder

SNS/nab

P.S. I saw the elegant manuscript
submitted at APA House, Wash. D.C.

MICROFILMED

Dr. James A. Nicholas
Dr. Jeffrey Mindoff
Dr. W. Norman Scott

Lenox Hill Hospital
130 East 77th Street
New York, N.Y. 10021

March 8, 1979

Ms. Nancy Novograd
Associate Editor
Clarkson N. Potter, Inc.
Publisher
One Park Avenue
New York, New York 10016

Dear Ms. Novograd:

I am most happy to comment on COPING WITH CHRONIC PAIN by Judy Alsop-Fenton and Dr. Nelson Hendler.

I think it has much to tell all of us about pain, its manifestations as well as its mechanisms, and the importance of separating chronic pain syndromes from the acute.

I do feel that more comment on therapeutic modalities used in pain clinics, the pros and cons, and a survey of results would have made this an absolutely perfect book on the subject.

Nevertheless, all of us should read it, laymen and physicians alike, for there is much in it that applies to all of us. Certainly in my specialty both acute and chronic pain requires a thorough understanding with an open mind.

Thank you for asking me to review what was such a pleasurable task.

Sincerely,

James A. Nicholas, M.D.

JAN:pp

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Mensana Clinic
1718 Greenspring Avenue
Stevenson, MD 21153

Personal Business

EDITED BY AMY KRAM

Health

WHEN PAIN ITSELF IS THE DISEASE

Penny Cowan had been suffering from fibromyalgia for six years before she went to the Cleveland Clinic. A type of soft-tissue disease, the condition is painful, debilitating, and incurable. "When I got to the pain unit, I couldn't even hold a cup of coffee," says Cowan. She spent several weeks at the clinic, where a multidisciplinary team of health care professionals did the opposite of what other doctors had done: instead of concentrating on Cowan's physical symptoms, they focused on her quality of life.

One out of three Americans suffers chronic pain, ranging from persistent back aches or migraines to the agony of cancer. Yet until fairly recently, much of the medical community neglected the treatment of pain. Now, approaches are evolving to help millions of people who have been frustrated by conventional medicine. Clinics treating chronic pain have opened around the U.S., returning people to productive lives.

Close to 1,000 nonaccredited facilities bill themselves as pain clinics, but they often consist of a single practitioner, such as a chiropractor or biofeedback specialist. American Pain Society President John Reeve thinks pain patients should seek to multiple

ken leg should rest, take pain medication as needed, and pay attention to any increase in discomfort. But a patient with chronic neck pain should exercise moderately, and any dependence on drugs, and avoid "pain behavior"—the tendency to focus one's consciousness and to organize one's activity level around the pain. Successful therapy reeducates patients, in addition to addressing their suffering. "Chronic pain management is an ongoing process," says Cowan, now executive director of the non-profit American Chronic Pain Assn. in Sacramento, Calif.

Thomas N. Wise, M.D., the best pain clinician teaching skills, as well as providing state-of-the-art medical treatment. While no uniform method has been developed to certify pain facilities, the Commission on Accreditation of Rehabilitation Facilities (CARF) has developed standards for multidisciplinary clinics, with the help of the American Pain Society. Currently, there are 127 CARF-accredited clinics in the U.S.

Many pain experts now believe chronic pain, usually defined as lasting six months or more, responds best to treatment that's virtually opposite to that for acute pain. For example, a patient with a low-

986 BUSINESS WEEK/JANUARY 27, 1979

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PERSONAL BUSINESS

RAVEN PRESS

MEDICAL AND SCIENTIFIC PUBLISHERS

April 12, 1982

Nelson Hendler, M.D.
Assistant Professor of Psychiatry
Clinical Director, Mensana Clinic
Greenspring Valley Road
Stevenson, MD 21153

Re: DIAGNOSIS AND NONSURGICAL MANAGEMENT OF CHRONIC PAIN

Dear Dr. Hendler:

Congratulations! I am delighted to share the news that we have just signed two contracts for the Japanese and Spanish-language translation rights with Igaku-Shoin of Tokyo and Ediciones PIM of Mexico, respectively, for your fine book cited above. Both are highly respected publishing houses, so I have no doubts that you will be pleased with the manufacture and promotion of the translated version of your book. It should be completed by August, 1983, and I will forward your copy as soon as it is received here.

Of even greater interest is that the terms of the Japanese contract include a royalty rate of 10% for the first 2000 copies and thereafter, of the list price of each copy sold, against which an advance of U.S. \$1,000 has been paid. The Spanish contract includes a straight royalty of 10% against which an advance of U.S. \$1,000 has been paid. According to our contract with you, of these amounts are payable to you, and will soon be sent from our accounting department.

It is personally very satisfying to see a quality contribution to the medical literature of the English speaking world being made available in another principal language. We again congratulate you. I urge you to contact me should you have any questions about this arrangement.

Sincerely,

Alys von Lehnden-Haslin

Alys von Lehnden-Haslin
Medical Editor and
Translations Director

AVLM/ph

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1140 AVENUE OF THE AMERICAS / NEW YORK CITY 10036 / TELEPHONES: 212-575-0335

CABLE: RAVENPRESS NEW YORK

62

LETTERS/QUESTION/BOOK REVIEW

Vol. 3, No. 1

(pretest) sample is most meaningful; preferably, it should be drawn before the first dose of the day. It can be concluded that plasma concentrations at all other times throughout the day will be greater than or equal to this trough concentration. For patients on single bedtime doses, a late afternoon or evening sampling time is preferable.

DAVID J. CROCHETTS, MD
Tufts University School of Medicine

0891-0145/82/0001-0062\$02.00
Journal of Clinical Psychopharmacology
Copyright © 1982 by Williams & Wilkins

New England Medical Center
Boston, Massachusetts

References
Anker ST, Martin BK, Rogers MS, Carpenter PK, Graham C. Truncal...
Br J Pharmacol 1981;11:1065-9.
Abernethy DR, Greenblatt DJ, Shader RI. Plasma levels of tramadol...
methodology and applications (unpublished manuscript).

Vol. 3, No. 1
Printed in U.S.A.

BOOK REVIEW

Diagnosis and Non-Surgical Management of Chronic Pain, Nelson Hendler. Raven Press, New York, 1981. 246 pages. \$31.50.

In his preface to this laudable contribution to the chronic pain literature, Dr. Hendler predicts that the test will provide the health professional with practical tools for diagnosing and managing patients with the variety of complaints comprising the chronic pain syndrome. This goal is adequately attained. He also notes that "there is no such thing as a simple chronic pain patient," a statement worthy of emphasis.

Approximately one third of the book is devoted to an explanation of the categorization of chronic pain patients on the basis of the physical etiology of the pain, and their premorbid and current psychological status, resulting in a classification that includes four categories: Objective pain patients are those patients in whom the pathology demonstrable by clinical and laboratory studies accounts for the degree of discomfort and psychological consequences expected as a result of such pathology. The exaggerating pain patient is similar to the objective pain patient in that objective pathology is evident, but the reactions provoked by its presence are excessive. Undetermined pain patients are those in whom no identifiable pathology or premorbid psychological difficulties are present although denied. The presence of premorbid psychological difficulties also typifies the exaggerating pain patient, whereas premorbid adjustment of the undetermined pain patient and the objective pain patient is good.

This classification is founded upon Hendler's retrospective analysis of 645 patients treated at the Johns Hopkins Chronic Pain Treatment Center, of whom approximately 50% belong to the objective pain category, 15% to the undetermined category,

and the remaining 35% to the exaggerating and associative groups. The author apologizes on at least two occasions for these seemingly unattractive titles. Once accustomed to them, however, this reviewer finds them quite acceptable.

In the section entitled "Psychological Tests for Chronic Pain," the practical applications of these categories are discussed in the context of the "Hendler Ten-Minute Screening Test for Chronic Pain Patients." This test is included in its entirety in an appendix in Chapter 13, with the caveat that it is copyrighted and may only be used with the written permission of the author. Scores obtained on this test correlate well with the responses to treatment in the four categories, and they provide useful data aiding in the selection of surgical or other treatment modalities.

In his discussion of the Minnesota Multiphasic Personality Inventory and its application to the chronic pain patient, Hendler very usefully shows how the sequence of denial, anger and anxiety, depression, and finally acceptance associated with the dying patient can be applied to the chronic pain sufferer. The chapter on psychological testing is a useful resource and adequately conveys the concept that a psychological instrument for the evaluation of the chronic pain patient has yet to be satisfactorily formulated. The section on the psychopharmacology of chronic pain is likely to be considered superficial by readers of this journal but will be considered useful by many other readers. The selection of antidepressants that are serotonin agonists in chronic pain patients is emphasized. Another point of pharmacological interest is Hendler's recommendation that so-called major tranquilizers be utilized to treat individuals with myofascial syndromes that result from muscle contraction, usually as a result of anxiety. Neurologists and neurosurgeons will undoubtedly find the discussion of the anatomy of pain inadequate, but a general audience will probably appreciate the major anatomical concepts that are conveyed, while sparing them excessive detail.

RAVEN PRESS

MEDICAL AND SCIENTIFIC PUBLISHERS

This review appeared in PHYSICAL AND OCCUPATIONAL THERAPY IN GERIATRICS Vol 1, No. 4, 1982

DIAGNOSIS AND NONSURGICAL MANAGEMENT OF CHRONIC PAIN, by Nelson Hendler. Raven Press, New York, 1981. 246 pages. \$28.50

The title is quite apt in describing the contents of this book which focuses on the diagnosis and management approach practice at the Hopwood Pain Treatment Center associated with the Johns Hopkins Medical Center. Early chapters concentrate on etiology and accurate diagnoses of chronic pain while following chapters describe their non-surgical management. The book consists of 20 chapters, 246 pages and a detailed subject index. The index is very descriptive, the material is well organized, the text is very readable and extensive references follow each chapter.

The presentation of brief case studies along with excellent content on the psycho-pharmacology of chronic pain, the anatomy of pain and organization of a chronic pain treatment center contribute to the value of this book for primary care, family practitioners and students in the allied medical sciences who may have pain patients referred to them for testing and physical treatment.

While this volume does not include many case studies or content directly based on a geriatric population, the principles and management described clearly apply to any age population.

This book serves as a good library reference for any health professional on the subject of pain and is a useful acquisition for geriatricists to whom the text is directed.

Marjorie C. Becker, PhD
Director, Allied Health Education
University of Michigan Hospitals

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1140 AVENUE OF THE AMERICAS / NEW YORK CITY 10036 / TELEPHONES: 212-575-0335
CABLE: RAVENPRESS NEW YORK

physical therapy

JEAN K. SHERER, Director, Publications Department
MARILYN J. LISTER, Editor

Below is the review of your publication as it appeared in the 12/84

issue of PHYSICAL THERAPY.

We appreciate the opportunity you have given us to review this publication.

Diagnosis and Treatment of Chronic Pain, Edited by Hendler NH, Long DM, Wise TN. Littleton, MA: PSG/Wright Publishing Co Inc. 1982. cloth, 257 pp. illus. \$24.50

The editors of this book chose to assemble a practical volume on the diagnosis and treatment of chronic pain. They purposely avoided an all-inclusive, encyclopedic approach. This text is designed to be a handbook for physicians, and the authors express assurance that the reader will be compensated for the gain in material by the relevance and practicality of the presentation. It appears that the most practical chapters are on the use of specific drugs and surgical techniques for treating chronic pain and ure, therefore, less practical for the physical therapist.

The book is divided into six sections: Psychological Background, Diagnosis and Clinical Tests, Treatments (Organic), Headaches, Drugs, and Management. The 21 chapters were written by 25 contributors. Topics of interest include stages of pain, acute pain response, and placebo effects on pain. The chapter on myofascial pain dysfunction syndrome is very well done and quite relevant to the physical therapist. Re-

cent material on brain opiates has been included, as has a chapter on pastoral care and religious influences on pain management. From a physical therapist's point of view, the final chapter, The Use of Physical Medicine and Rehabilitation in the Management of Pain, might have been more appropriately and accurately presented by a physical therapist.

Because of the large number of contributors, the chapters exhibit a variety of styles and formats. In some instances the authors have chosen not to reference their chapters but merely to provide selective readings. Others have documented their statements with extensive references. The book is relatively sparsely illustrated and might have benefited from a more extensive use of graphs and line drawings to clarify structures, procedures, and physiological processes. The information presented is of special interest to those therapists involved in the treatment of chronic pain. It is doubtful that it will be of general interest.

CAROLYN CRUTCHFIELD, EdD

MICROFILMED

The Short Course on Chronic Pain

Diagnosis and Treatment of Chronic Pain
Edited by Nelson H. Hendler, Donlin M. Long, and Thomas N. Wise
Littleton, Massachusetts: John-Wright-Publishing Co., Inc. 1982. 257 pp. \$26.00

Reviewed by Timothy C. Toomey, Ph.D.

Timothy C. Toomey is Chief Psychologist in the University of North Carolina Clinical Pain Program and Associate Clinical Professor of Psychology in the Department of Psychiatry, University of North Carolina School of Medicine, Chapel Hill, North Carolina.

The editors of this brief and multi-chaptered book on the diagnosis and treatment of chronic pain indicate that their intent is to provide a focused and practical guide to common pain problems encountered in the everyday practice of medicine. This appears to be both the strength and weakness of the volume. Many of the chapters do indeed present an updated and practical account of methods relevant to the diagnosis and treatment of pain problems relevant to the practicing physician. However, it seems to this reviewer that the contents are biased toward rather traditional somatic understandings of pain mechanisms and management and, at times, the topic of chronic pain is lost for the more generic issue of pain as a symptom of underlying pathology.

The 21 chapters, authored for the most part by recognized experts in the field of chronic pain, are divided into six sections. The topical sequencing of the sections is somewhat confusing and contributes to a perception of a separation of somatic and psychological dimensions of chronic pain, a distinction which many writers feel to be spurious and therapeutically misleading. For example, Section I is entitled "Psychological Background," Section II, "Diagnosis and Clinical Tests," and Section III, "Treatments (Organic)." The relatively brief section on management, included at the end of the book, seemed to minimize the importance of this topic in favor of a more syndrome-oriented approach to diagnosis and treatment. Also noted is the omission in the management section of any significant discussion of the role of behavioral management strategies in chronic pain. Such methods, e.g., regarding schedules of drug administration, office visits, or exercise administration, would have been particularly relevant to the practicing physician.

Finally, the inclusion of multidisciplinary specialists as authors likely contributes to the format and organization of the volume and, indeed, reflects the breadth of the field, but the diversity of viewpoints and topics presented may prove confusing to the intended audience.

In spite of the above structural limitations and objections, many of the individual chapters provide novel conceptual and pragmatic approaches to the understanding of chronic pain. Of particular general interest is Hendler's chapter on "The Four Stages of Pain," Pasternak on "Psychotropic Drugs and Chronic Pain," and Black on "The Clinical Management of Chronic Pain." A fortunate inclusion is the chapter by McPherson on "Pastoral Care of the Chronic Pain Patient," a topic often avoided in most discussions. Examples of other more specific but informative chapters include psychological testing (Vernstein), thermography (Hendler and Cimino), transcutaneous electrical stimulation (Campbell and Long), nerve blocks (Rybeck), and headaches (Speed).

In summary, this book provides a useful introduction to a technique-oriented approach to diagnosis and treatment of chronic pain. It will likely be of greatest interest to its intended audience, the practicing physician, and to others wishing an update on somatic intervention methods. The book's advantages of brevity and syndrome orientation increased the likelihood that it will indeed be employed as a handy office guide to the evaluation and management of chronic pain.

BOOKS RECEIVED

Sex Roles and Psychopathology, edited by Cathy Spatz Widom. New York: Plenum Press, 1983. xiv + 402 pp. \$45.00.
Childhood Cancer—Impact on the Family, edited by Adolph E. Christ and Kalman Flomenhaft. New York: Plenum Press, 1984. xiii + 302 pp. \$45.00.
Recent Developments in Alcoholism, Vol. 2, edited by Marc Galanter. New York: Plenum Press, 1984. xxiii + 427 pp. \$52.50.
Freud's Study of Dream Interpretation, by Alexander Grinstein. New York: International Universities Press, 1983. xiv + 306 pp. \$25.00.
Informed Consent: A Study of Decision Making in Psychiatry, by Charles W. Lisle, Alan Meisel, Eviatar Zerubavel, Mary Carter, Regina M. Sestak, and Loren H. Roth. New York: The Guilford Press, 1984. xv + 365 pp. \$30.00.
Rene A. Spitz: Dialogues from Infancy, edited by Robert N. Emery. New York: International Universities Press, 1983. x + 484 pp. \$40.00.

Clinical Neuropsychology, Vol. 1, No. 3, September 1984

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Bel Noz